

HOMES OF BEAUTY



The Rinderknecht Lumber Co.

Huffman Ave. at John St.

Phone East 1947

DAYTON, OHIO

JSAS403

55
no

HOMES OF BEAUTY

EDITION OF NINETEEN HUNDRED AND TWENTY SEVEN

A Compilation of Practical Designs for Low Cost and Moderately Priced Homes
Arranged and Prepared by the Architectural Department of The
Ohio Association of Retail Lumber Dealers

PRICE \$2.00

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THE OHIO ASSOCIATION OF RETAIL LUMBER DEALERS

FINDLEY M. TORRENCE, Secretary, XENIA, OHIO

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FOREWORD

THE COMPILATION of designs herein presented is the result of a careful analysis and review of many hundreds of plans. Some of the arrangements shown are entirely new, others are developments of plans known to be popular, modified with a view to better utilization of material and space, greater perfection of detail and adaptability to suit local conditions. In the selection of a plan for a home, fitness and common sense should govern. Many of the designs have been submitted by dealers as examples of successful homes.

In making the selection the underlying thought was to adopt only plans of houses of good design which have been tried and proven satisfactory from the standpoint of the public.

The plans selected are for the most part of moderately priced homes in which economy of construction and practicability are the predominating characteristics. Mere sketches or unstudied plans have not been introduced. The plans will be found to fulfill the wants of prospective home builders of average means who have no money to spend on unusual features of design or arrangement which involve disproportionate expense and do not add to the comfort, beauty or value of the house. Any house built from these plans may therefore be regarded as a 100 per cent investment, salable at the price or more than the price of construction.

Many variations such as the re-arrangement of minor parts, modification of exterior by changes in materials, etc., may be made without the re-drawing of the plans. If however, it is desired to materially change the plans this service will be rendered by the Bureau of Architecture connected with the Association on order of a member dealer.

The designs were made to use stock materials and sizes, thus insuring maximum economy.

Under the plan which has been adopted it is proposed each year to obtain from each member of the Association the plan found to be the best seller and most satisfactory from every point of view. These plans will be incorporated in the editions as they appear annually.

It would obviously be impossible to incorporate in a book of this character examples of every plan and design available. Therefore, only representative types of one, one-and-a-half, two-story and two-story-and-attic, single family residences have been included to which have been added duplex and two flat buildings.

Regarding materials, almost any of the popular well tried materials used for exterior coverings such as drop-siding, bevelled-siding, shingles, stucco, lumber with hollow tile or brick veneering may be used.

General Instructions for Ordering Plans

Plans are not always used precisely as shown in the sketches. Windows and doors may be shifted without redrafting the plans. Generally a vestibule may be added without requiring any modification. An addition containing a breakfast room nook, a sunporch or a pantry may be added to almost any plan.

The measurements generally are for the main body of the house and in determining whether a certain plan will fit your lot do not neglect adding to the figures minor additions. The reason such projections have not been added to the general dimensions given on the plans is that generally such features are flexible and may be moved from the side to the rear or omitted entirely. For example, if you are attracted by a design which apparently requires a lot wider than your own, scan the plan to see if the width may not be reduced by changing a porch and entrance or other feature.

The general arrangement, the main lines of the building and room sizes must be preserved otherwise the plans will require redrawing.

Consult your lumber dealer. If necessary, architectural service will be furnished you at a minimum cost through the dealer. In the working drawings, of course, details, pantry, cupboards and closet fittings and minor parts are shown more in detail than on the sketches.





23'-6" x 40'-0"

THE HOLLYHOCK

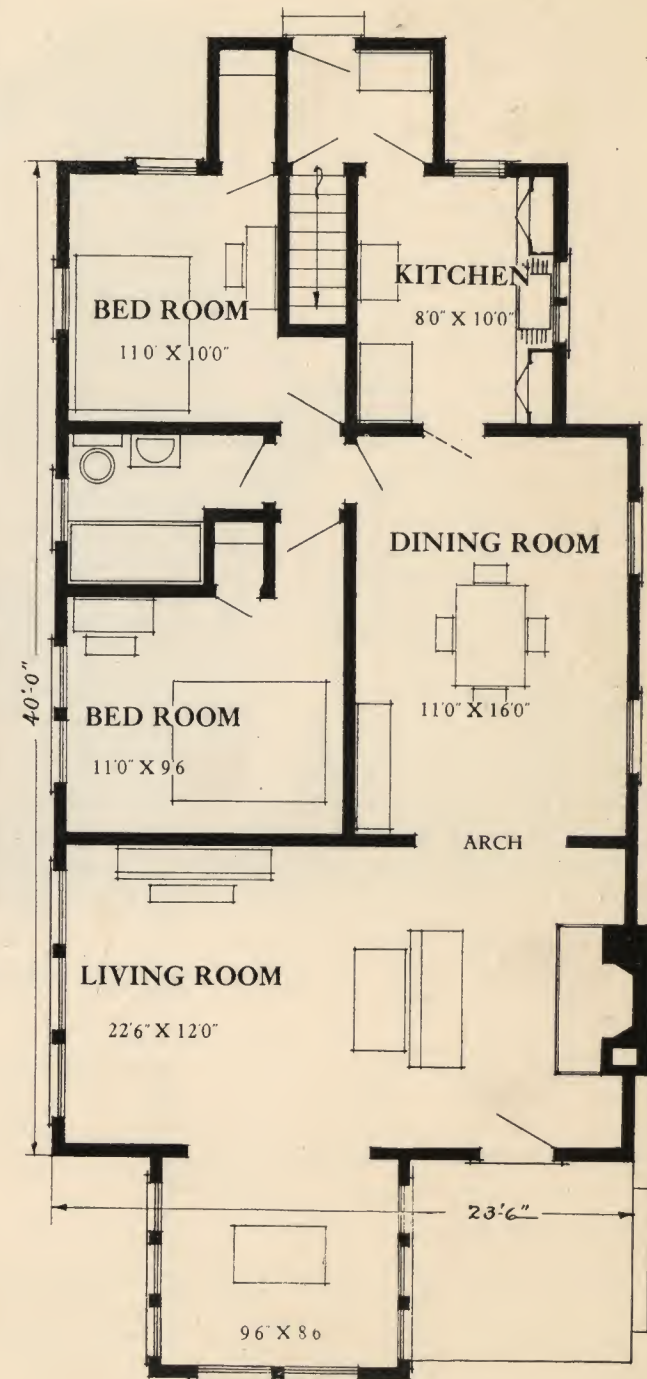
Floor Area 1050 Square Feet

FIVE ROOMS, SUN PORCH AND BATH

Overall Dimensions 24'-0" x 54'-0"

THE ingenuity of the architect is oftentimes stressed to strike a new note in small house designs. The design here shown is conservative at the same time different from the hackneyed bungalow design. The plan shows an unusually large living room and all of the conveniences.

We do not specify brands but quality.





25'-6" x 33'-6"

THE WADSWORTH

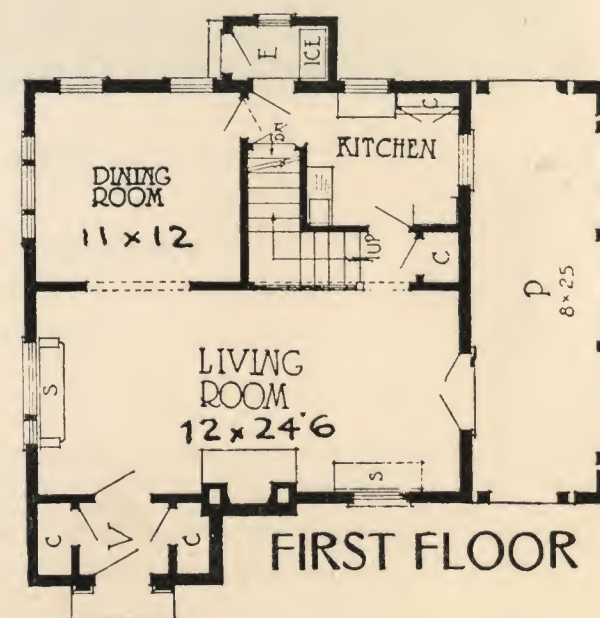
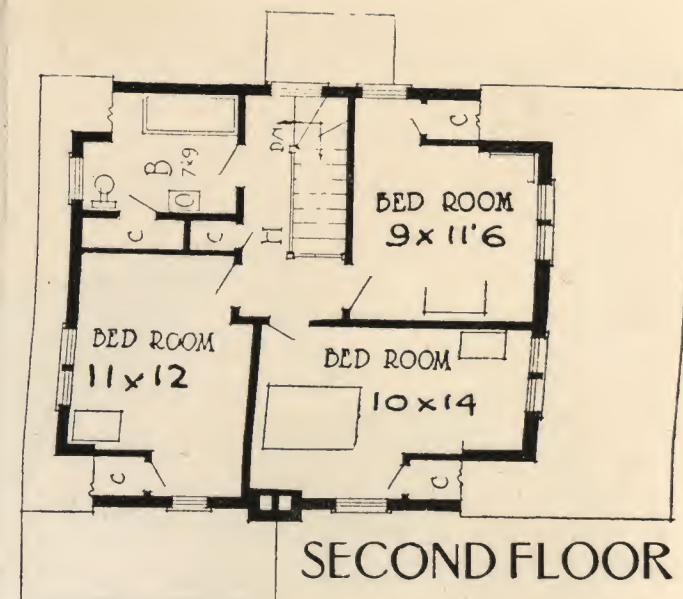
Floor Area 1380 Square Feet

SIX ROOMS AND BATH

Overall Dimensions 33'-6" x 33'-0"

THIS unusual design merits the favorable comment received from those of discriminating taste. The high pitched roof is not merely an architectural feature but serves a useful purpose. An attic of this kind keeps the second floor bed rooms cool in summer and warm in winter.

Seal the heat into your garage for the winter.





32'-0" x 26'-0"

THE REDWOOD

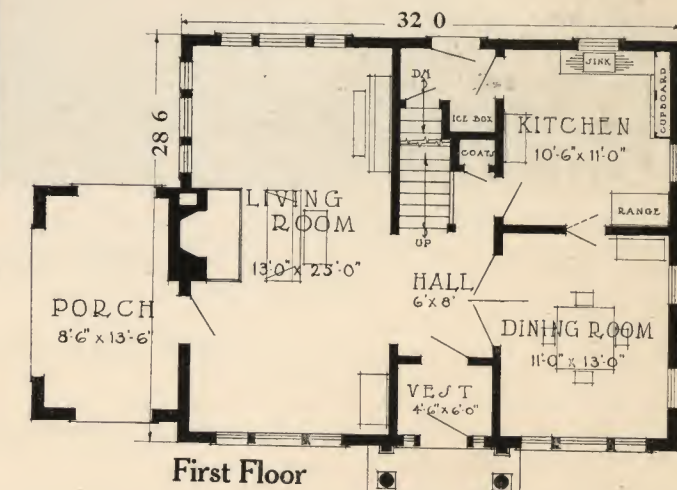
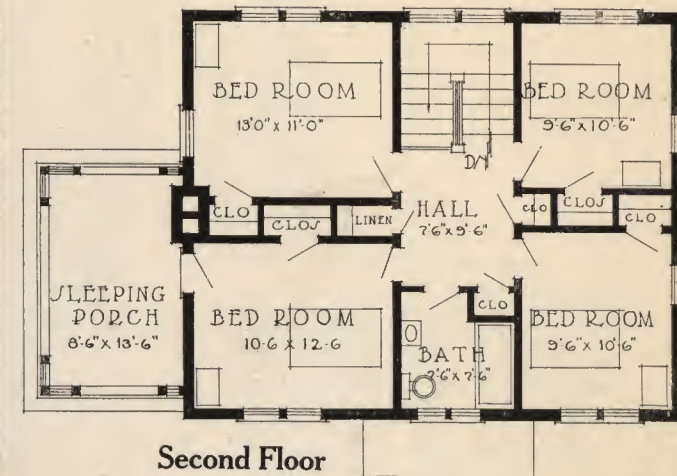
Floor Area 1665 Square Feet

SEVEN ROOMS, BATH AND SLEEPING PORCH

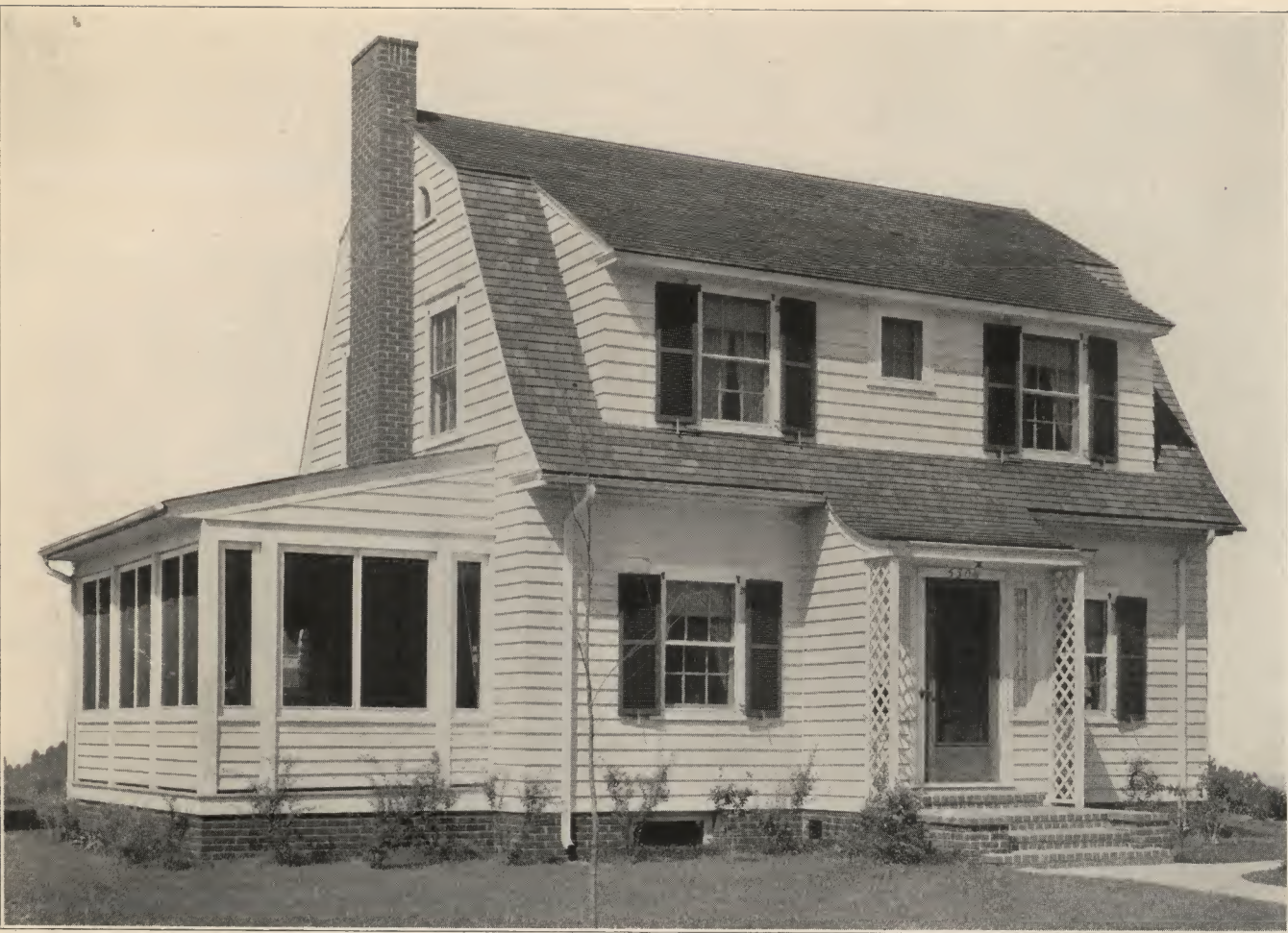
Overall Dimensions 42'-0" x 29'-0"

ON THIS page is shown a home of the more pretentious type in the style of the early American Colonial modified to suit present day requirements. It is the style of home that will fit in any surroundings. The porch and sleeping porch have been added to the side but if the size of the lot should prevent, may be added in the rear.

The nation's hunger for citrus and apples has grown to the point where 50,000,000 wooden boxes are required each year as containers.



Even if one does not contemplate selling his home at a profit he should be reasonably certain that he can get his original investment back.



28'-0" x 23'-0"

THE GAMBREL

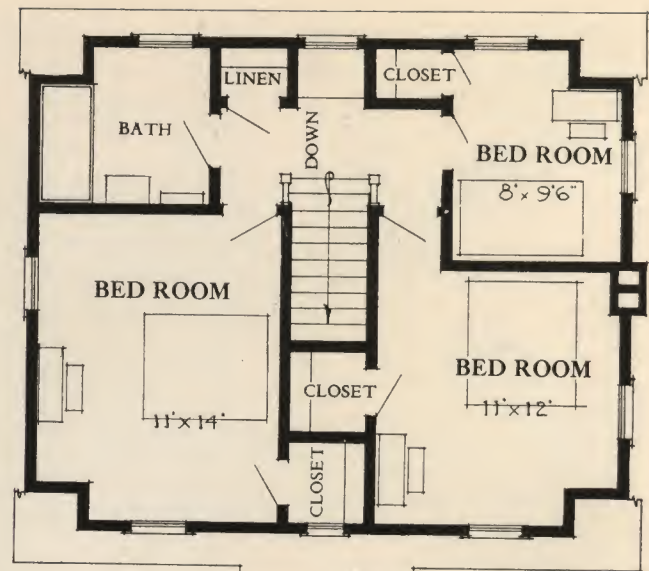
Floor Area 1300 Square Feet

SIX ROOMS, BATH AND PORCH

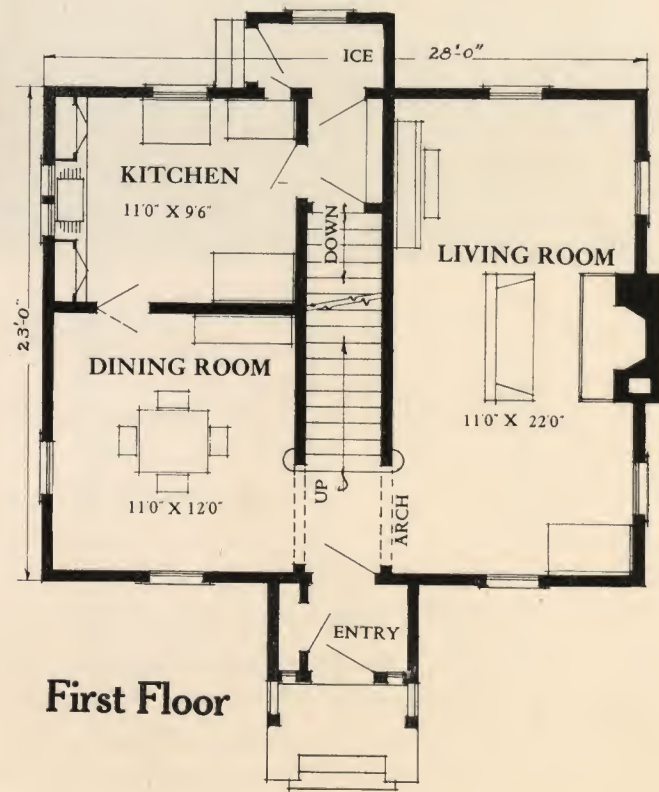
Overall Dimensions 28'-0" x 31'-0"

GAMBREL is a Colonial or square plan which admits of many modifications. An addition or porch open or enclosed may be applied at almost any point without detracting from the exterior appearance.

For economy of construction, utilization of space, management and maintenance the square plan stands at the head.



Second Floor



First Floor



34'-0" x 34'-0"

THE SACRAMENTO

Floor Area 1060 Square Feet

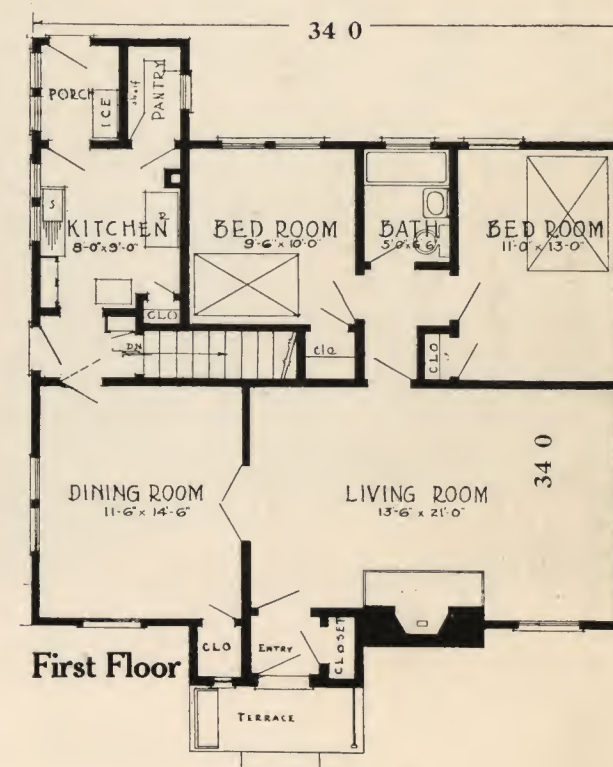
FIVE ROOMS, BATH AND PORCH

Overall Dimensions 34'-0" x 37'-0"

A BUNGALOW of five rooms, service porch, basement and attic. An unusual design combining an architectural exterior with a convenient arrangement of floor plan. A design for a 50 foot lot.

In a burning building wooden beams will resist fire longer than unprotected steel columns, both under load.

The utility of kitchen appointments is one worthy of the attention of the best minds for the daytime hours of the housewife are so largely passed within its walls.



Lumber and its affiliated forest and wood-working industries represent an investment of \$15,000,000,000.—the largest in the manufacturing industry field.



28'-0" x 32'-0"

THE GRAYSON

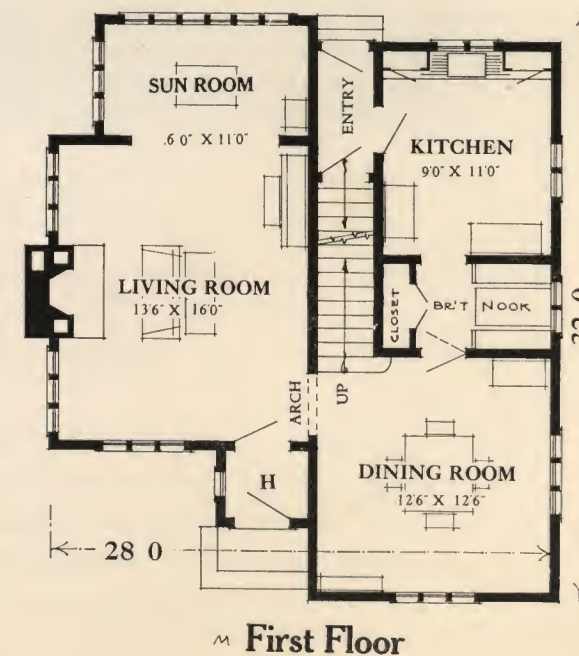
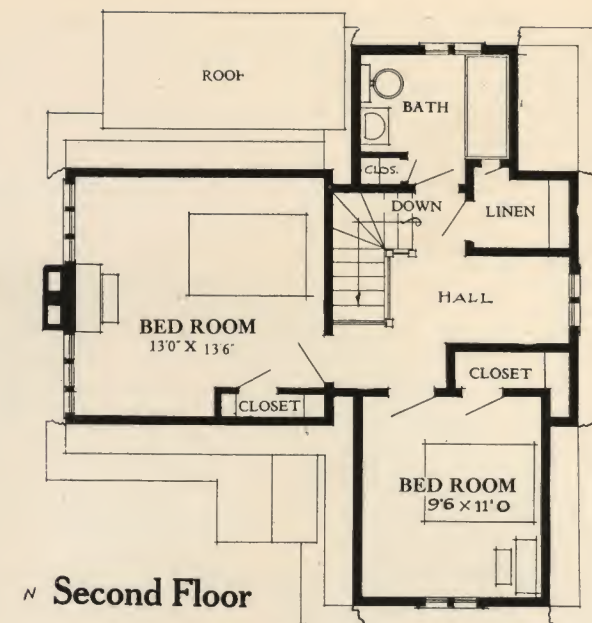
Floor Area 1240 Square Feet

FIVE ROOMS BREAKFAST NOOK, SUN PORCH AND BATH

Overall Dimensions 29'-0" x 32'-0"

A DESIGN of the cottage type such as found in the better class suburbs of our metropolitan cities. Inexpensive but refined in design and detail are qualities of The Grayson. The design lends itself to the use of wood siding or shingles.

There is plenty of money for home building.





33'-0" x 27'-0"

THE SYCAMORES

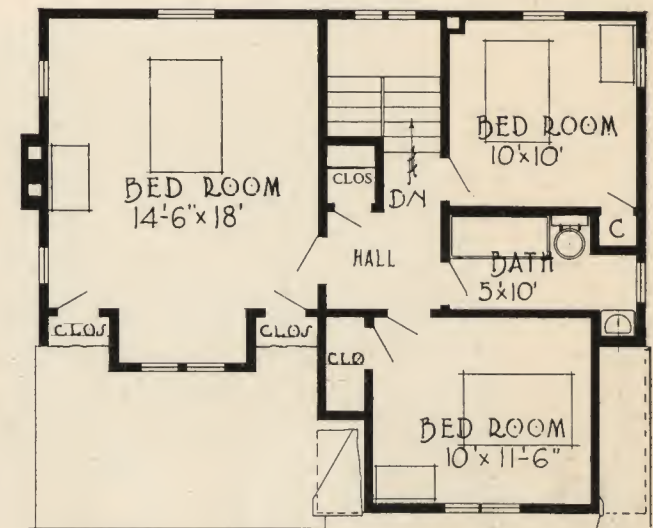
Floor Area 1500 Square Feet

SIX ROOMS, BATH AND PORCH

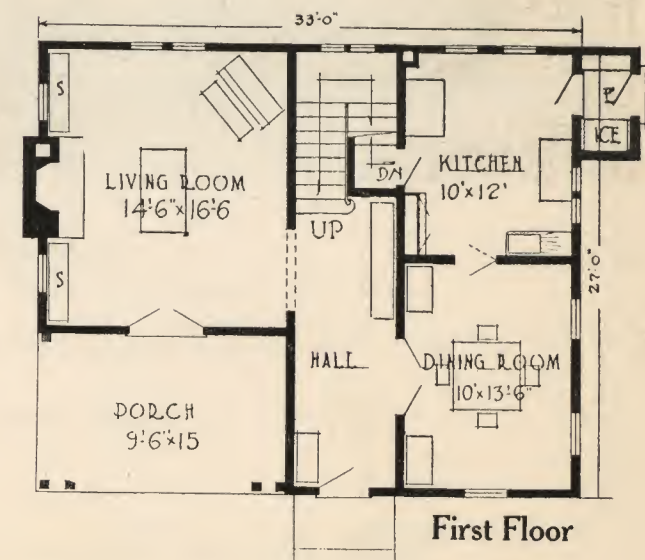
Overall Dimensions 37'-0" x 27'-0"

A REAL home, beyond a doubt, should be in accordance with the owner's ideas of beauty modified to conform with what is regarded as good architecture. But no matter how beautiful the home may be, if it is not comfortable at the same time, it is not accomplishing the mission which it should.

Do not build too far in advance of your present needs. Homes of Beauty sell readily. Sell at a profit and build again.



Second Floor



First Floor

While some substitutes are being found for wood, the progress of industrial arts continually creates new uses for it.



32'-0" x 27'-6"

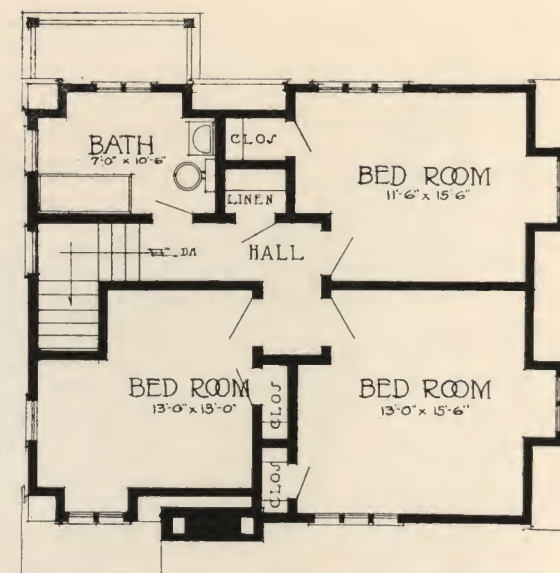
THE ASPEN

Floor Area 1664 Square Feet

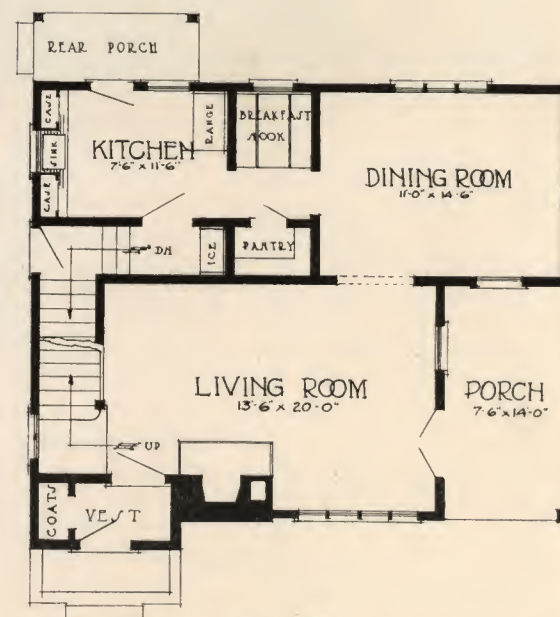
SIX ROOMS, BATH, BREAKFAST NOOK AND PORCHES

Overall Dimensions 32'-0" x 32'-0"

NOW THE picturesque type of home, providing the designer does not run to extremes is finding favor among discriminate buyers. The design here shown has received the most favorable comment, which it richly deserves. The vestibule will save many a ton of coal during the life of the building.



Second Floor



First Floor



28'-0" x 29'-0"

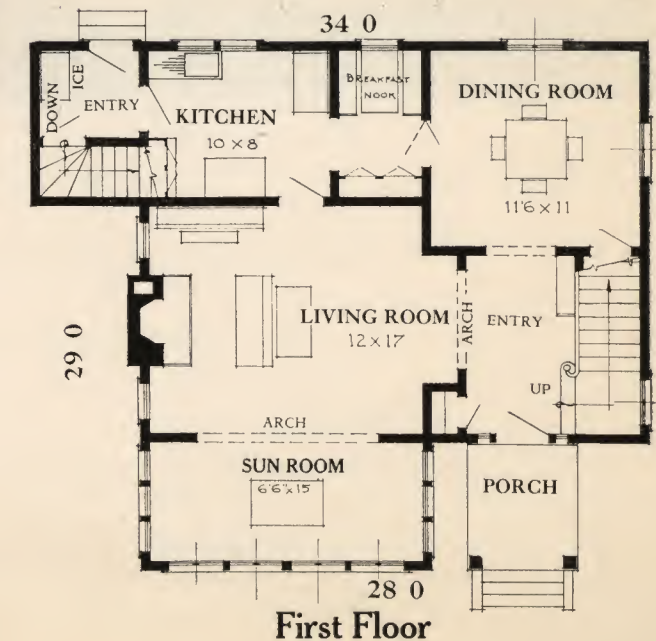
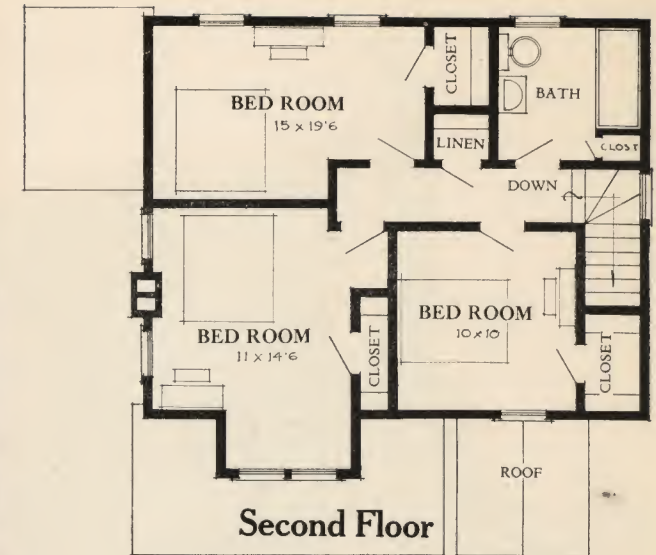
THE CASEMENTS

Floor Area 1525 Square Feet

SIX ROOMS, SUN ROOM, PORCH AND BATH

Overall Dimensions 29'-0" x 34'-0"

HERE is a design which represents the result of careful study and of long experience in home planning. A home that possesses that dignified simplicity that is the essence of good taste is appreciated by all, the professional designer, as well as the layman, therefore a house of the type shown is readily sold and will always find admirers.





40'-0" x 24'-0"

THE CAPE COD

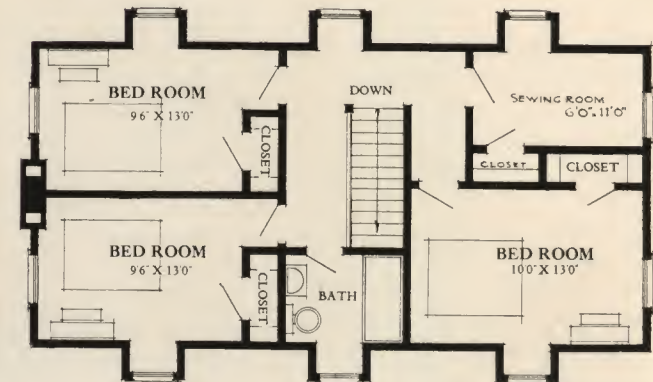
Floor Area 1720 Square Feet

SEVEN ROOMS, BREAKFAST NOOK, PORCH AND BATH

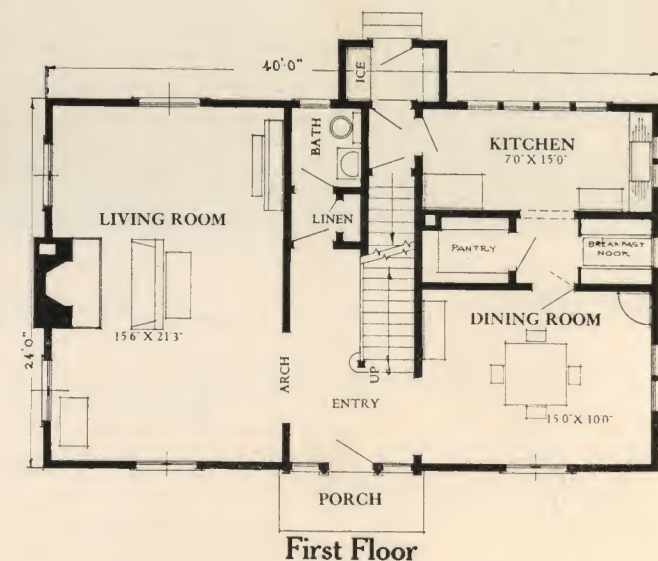
Overall Dimensions 40'-0" x 28'-0"

IN THE arrangement of details in the Cape Code, many interesting ideas have been incorporated. The home has ever been the index of the individual and of the nation. The product of the Colonial settlers was a house not too pretentious and severely plain. The Colonial spirit is carried out in detail and arrangement.

In a burning building wooden beams will resist fire longer than unprotected steel columns, both under load.



Second Floor



First Floor

More dollars in the savings accounts of America will result from recently adopted lumber standardization plans.



24'-6" x 40'-0"

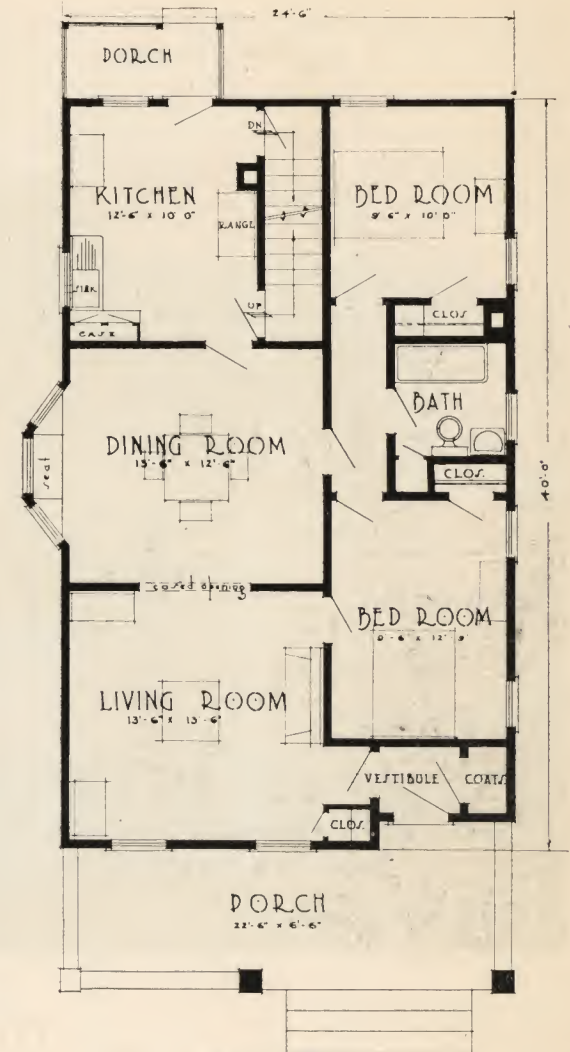
THE VIOLET

Floor Area 980 Square Feet

FIVE ROOMS AND BATH

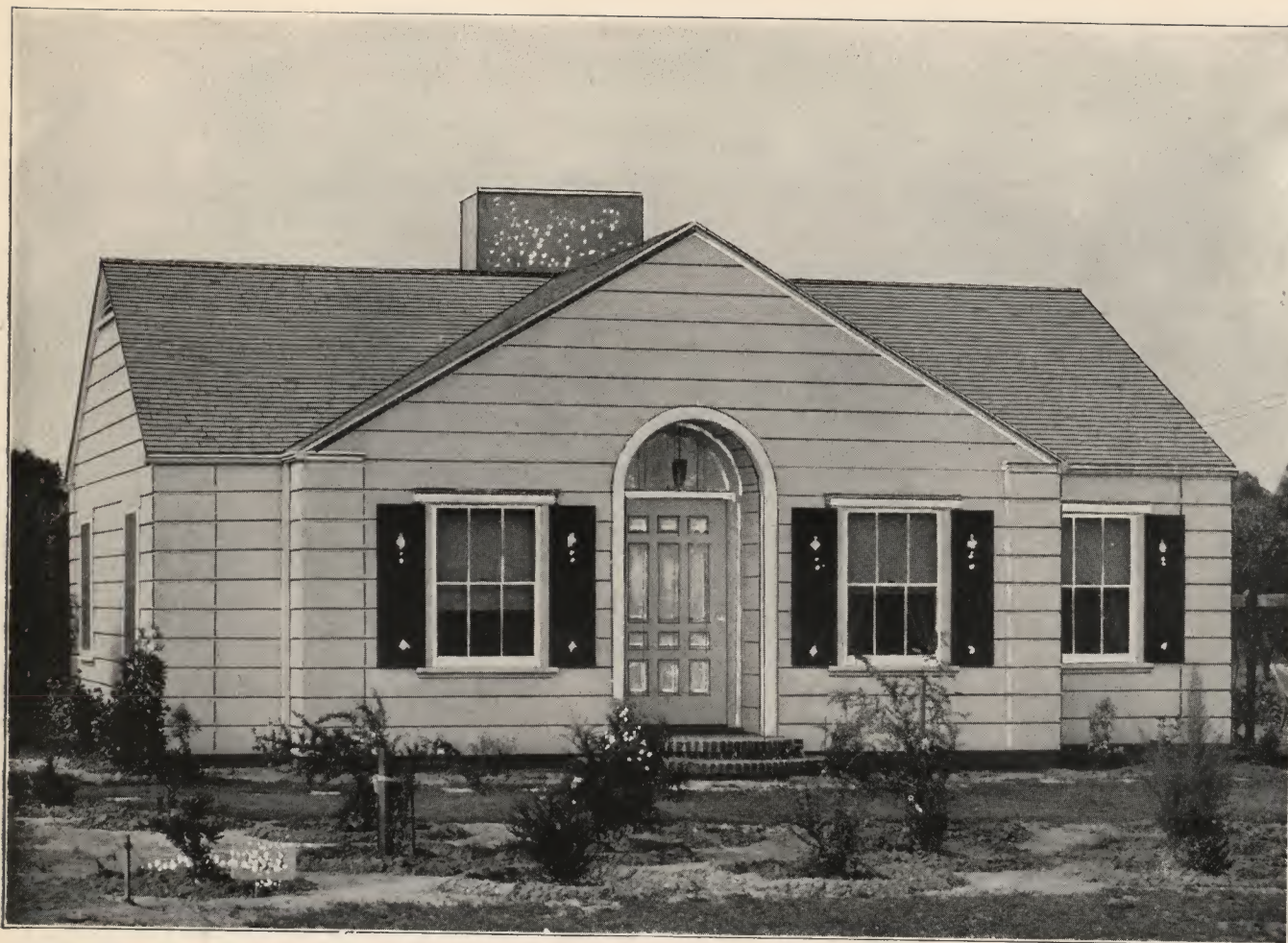
Overall Dimensions 26'-6" x 52'-0"

WASTE space is not to be found in this house. Every dollar expended counts. The Violet is a home for the man who wishes to have all the modern conveniences at a minimum expense. To design a pleasing home for a narrow lot is a problem which requires the skill of the trained architect.



First Floor





25'-0" x 37'-0"

THE ROYAL

Floor Area 985 Square Feet

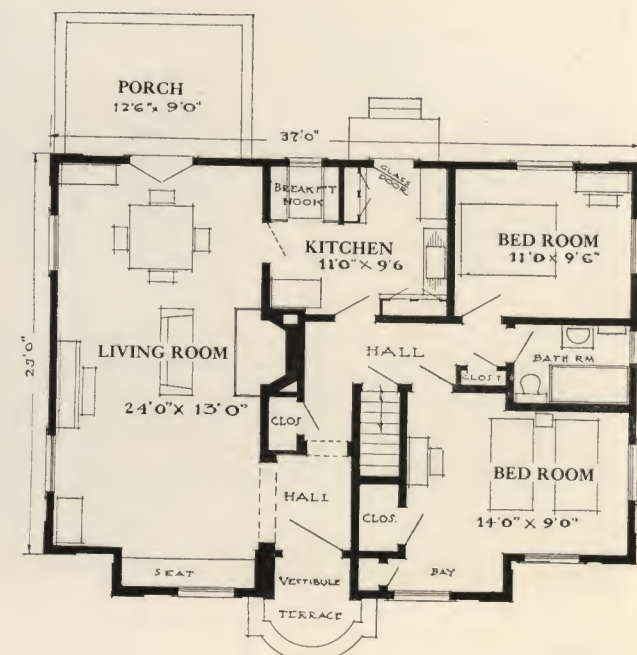
FIVE ROOMS, BREAKFAST NOOK, BATH AND PORCH

Overall Dimensions 37'-0" x 37'-0"

IN THIS design the living room and dining room have been combined. Simplicity and elegance are the predominant characteristics of the exterior. In the interior arrangement the hall affords privacy not usual in a bungalow of this size.

To own a home start now.

According to reports of the National Board of Fire Underwriters between 95 and 98 per cent of all fires originate within the structures themselves.



I First Floor

Promoters of so called "fire-proof" construction have gone to hysterical excess in incorrect statement of the facts about fire hazards in homes built of lumber.



25'-0" x 29'-6"

THE PROGRESS

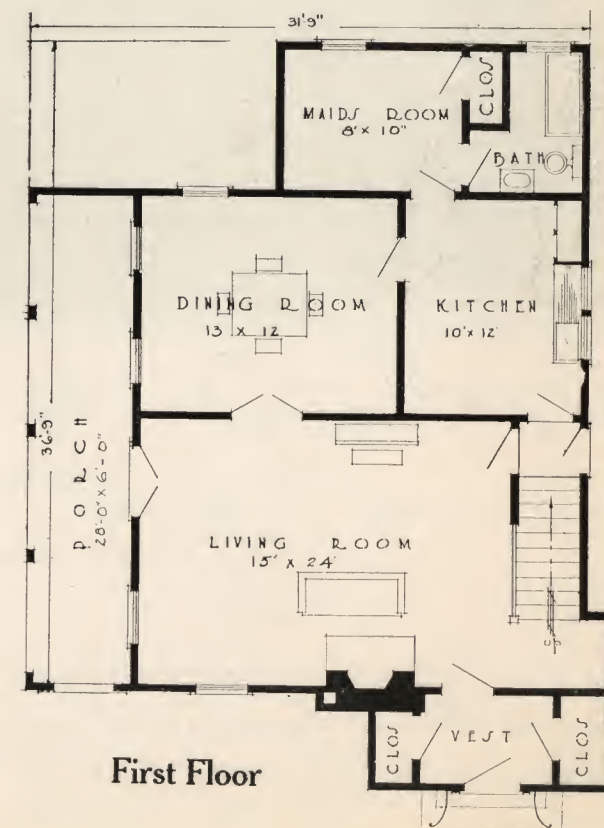
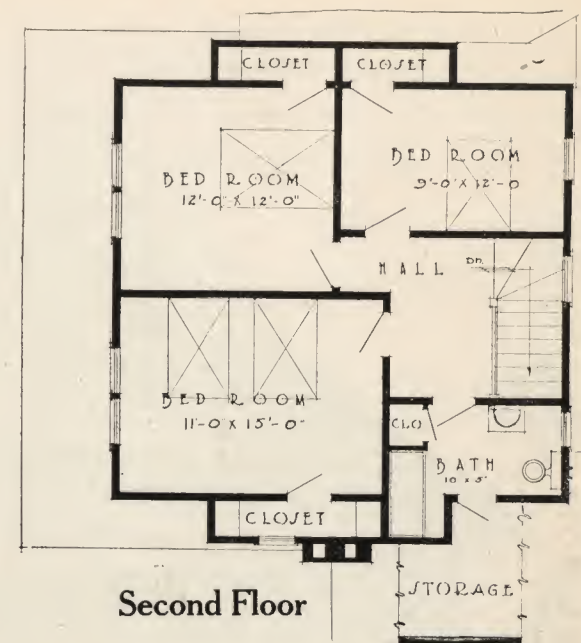
Floor Area 1650 Square Feet

SEVEN ROOMS AND BATH

Overall Dimensions 29'-6" x 42'-0"

IT HAS been said that the characteristics of the occupant are reflected in the architecture expressed in his home. If this is true humanity's earnest call is for kindness and good cheer. Living in a habitation of this kind brings sunshine into the life of its occupants.

Lumber homes need not grow dull, weatherstained or damp.





22'-0" x 22'-6"

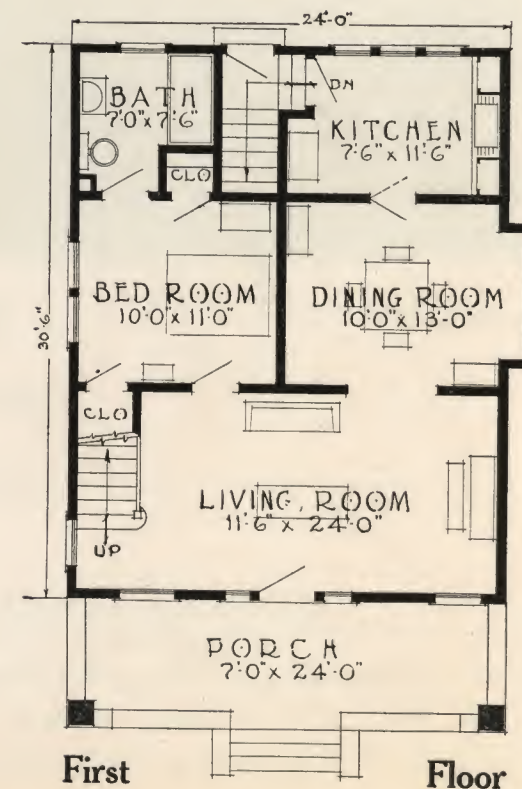
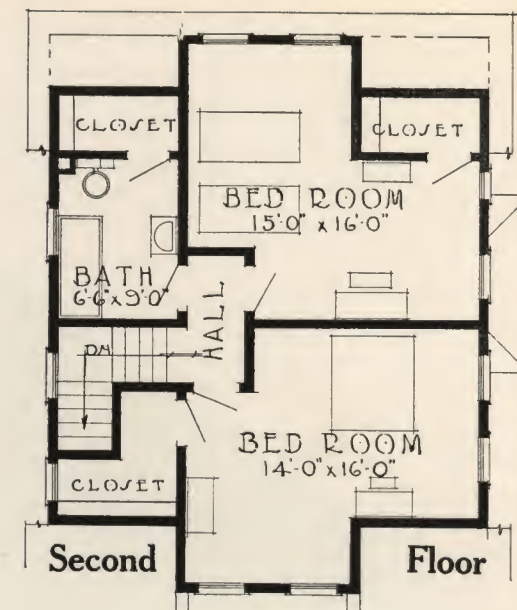
THE WISTERIA

Floor Area 990 Square Feet

FIVE ROOMS AND BATH

Overall Dimensions 24'-0" x 36'-0"

HOW OFTEN do we judge a man by the clothes he wears and likewise by the home he builds. How important, therefore, it is in building to carefully plan and design the home so that the final achievement will truthfully reveal one's character. A home should not be considered only in the abstract but should represent the needs and habits of its occupants.





32'-0" x 32'-0"

THE GREEN HILLS

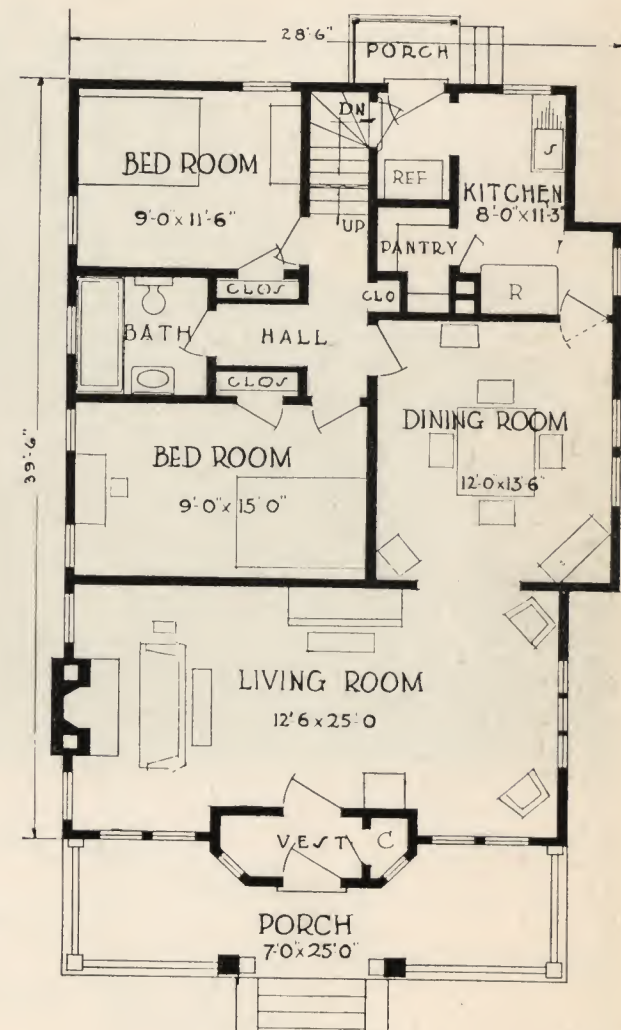
Floor Area 1300 Square Feet

SIX ROOMS AND BATH

Overall Dimensions 32'-0" x 37'-0"

HERE IS a picturesque and well-designed bungalow. The low roof lines, shingle exterior with brick foundation and porch trim, spacious porch partly roofed all add to make this design one of rare charm and beauty. The interior arrangement will be found ideal for the housewife, where all the work is confined to one floor.

Lumber is the most economical building material. Lumber homes are not naturally damp and mouldy---they are dry, clean and wholesome.



First Floor

If you have built your castles in air, your work need not be lost; that is where they should be. Now put the foundation under them.



28'-0" x 44'-0"

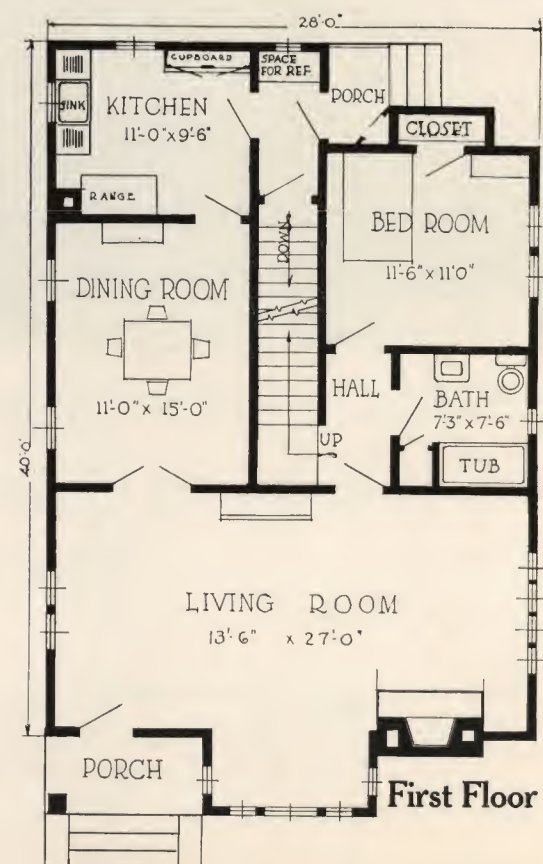
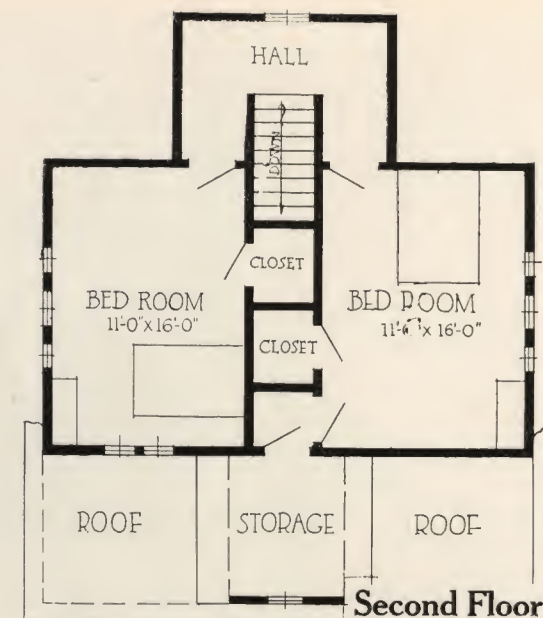
THE KING GEORGE

Floor Area 1730 Square Feet

SIX ROOMS AND BATH

Overall Dimensions 28'-0" x 44'-0"

ONE distinction of the real beauty and permanence of an architectural style is to be found in the ease with which it lends itself to variety and modification on the part of the designer. A grotesque or bizarre style of architecture will never stand alteration as one architect expressed it "The only way to remodel such houses is with dynamite."





26'-0" x 27'-0"

THE COLUMBINE

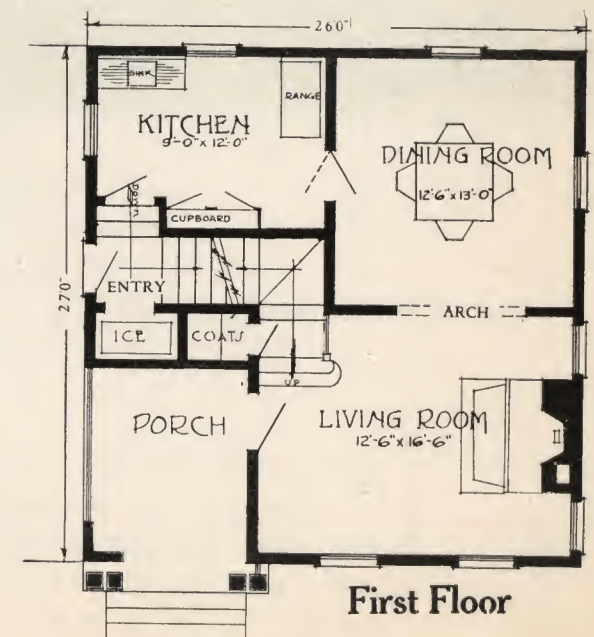
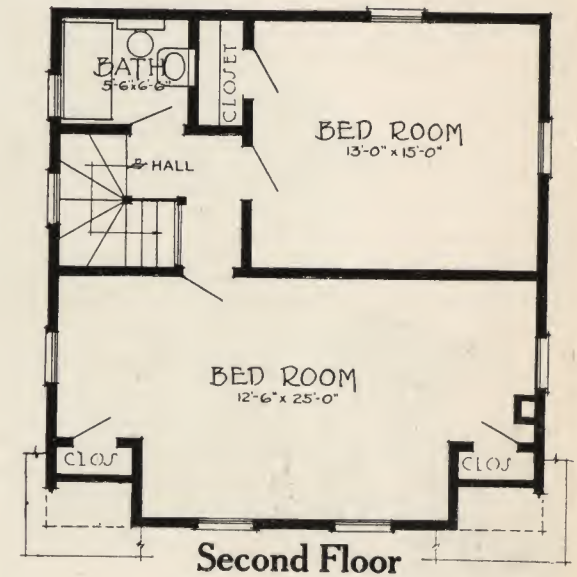
Floor Area 1380 Square Feet

FIVE ROOMS AND BATH

Overall Dimensions 26'-0" x 28'-6"

THIS house while shown to be one of but five rooms may be turned into a six room house by dividing the front bedroom into two parts. One of the exceptional features of the house is the fact that the porch is within the body of the house thus insuring economy of construction and permitting the building to be placed on a narrow lot.

The determining factors in selecting the proper material for your home are beauty and permanence---wood has both.





22'-0" x 26'-0"

THE SIMPLICITY

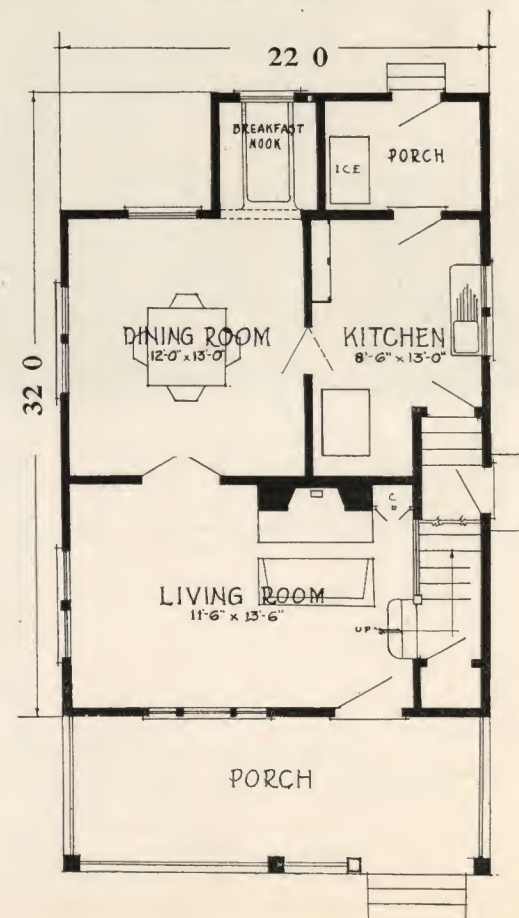
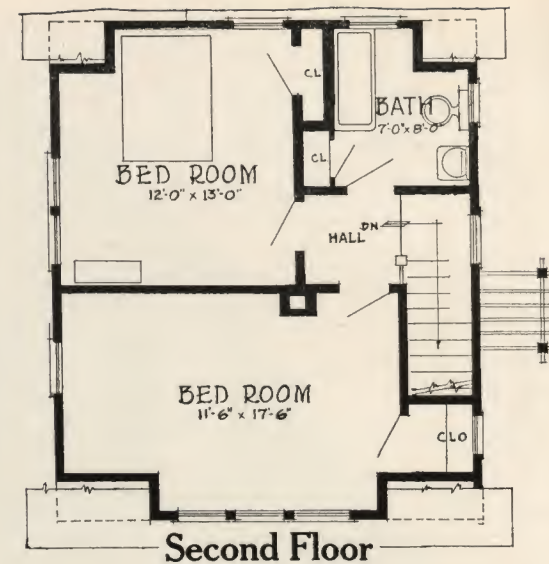
Floor Area 1228 Square Feet

FIVE ROOMS AND BATH

Overall Dimensions 22'-0" x 40'-0"

THE ONE and a half story house offers many advantages both in arrangement and economy of construction and, therefore, has met with favor. This design is one of unusual merit combining an economical floor plan with an attractive exterior.

Wood has sheltered progress for twenty thousand years.





29'-6" x 29'-6"

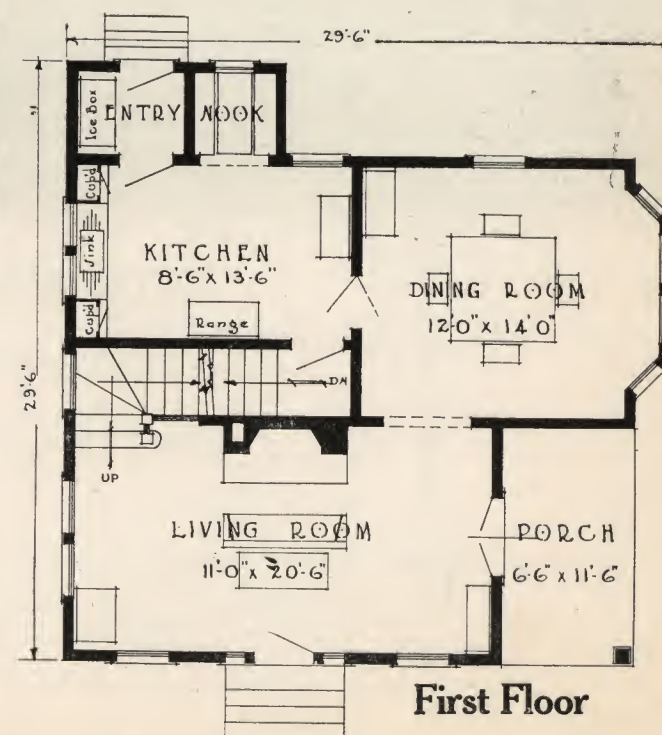
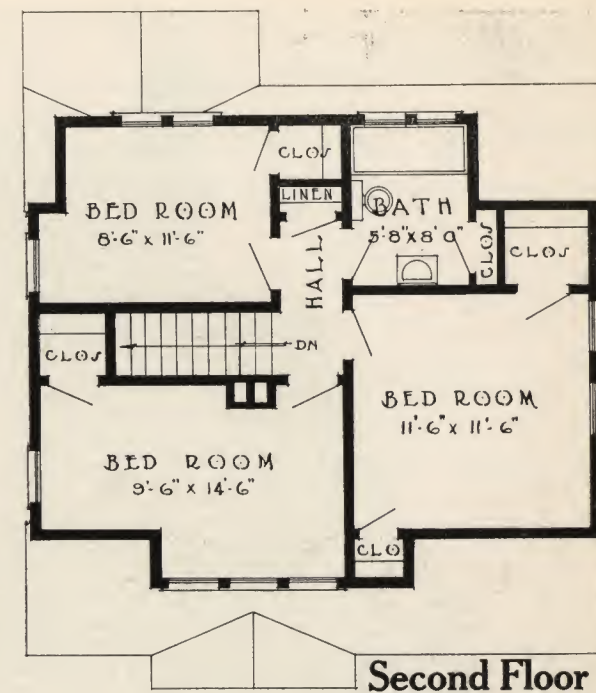
THE CRESCENT

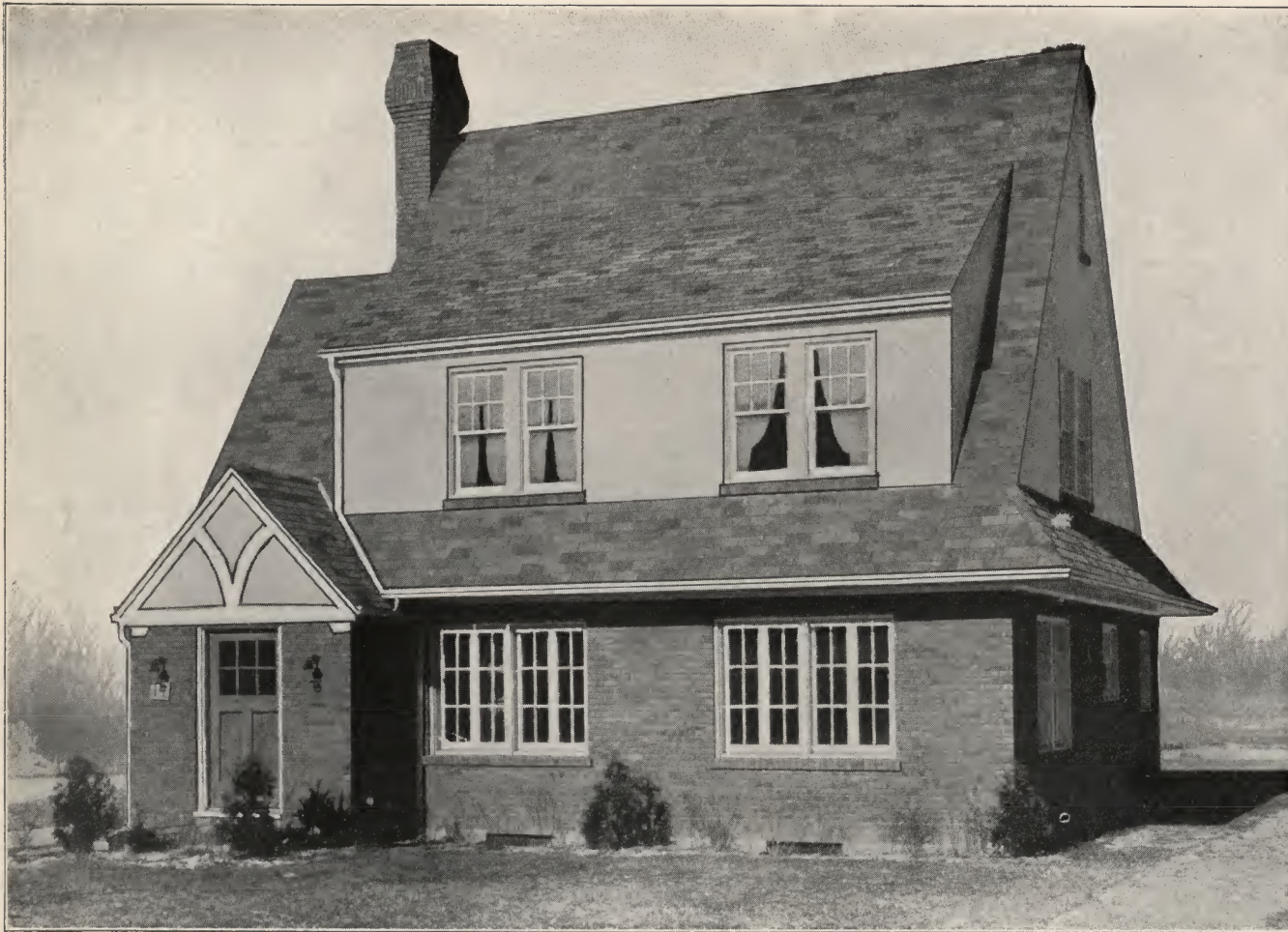
Floor Area 1300 Square Feet

SIX ROOMS, BREAKFAST NOOK, PORCH AND BATH

Overall Dimensions 29'-6" x 29'-6"

THIS is a design of Dutch Colonial type. A slight modification is indicated in the plan by converting the hood into a vestibule. The living room is unusually large and provided with a fireplace and communicating directly with the front porch. The stairway leads up from the living room to the second floor.





30'-0" x 25'-0"

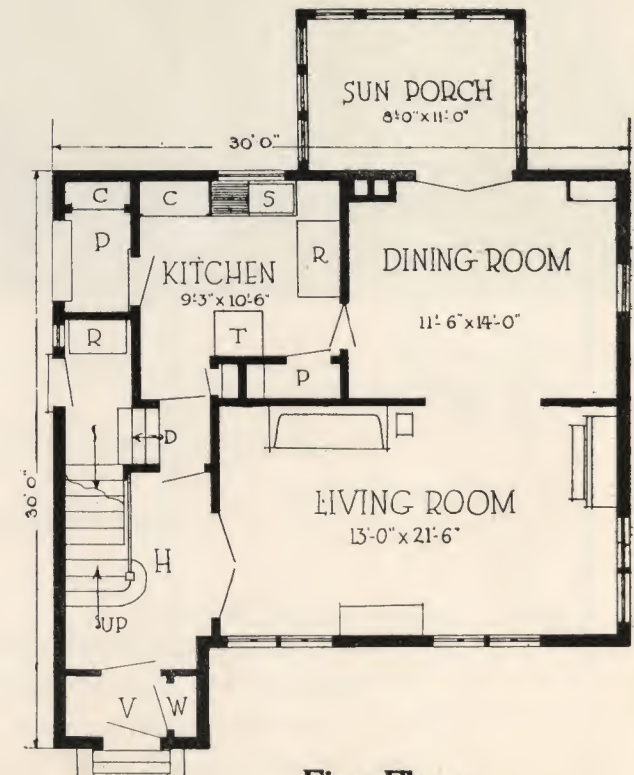
THE BELLEVIEW

Floor Area 1550 Square Feet

SIX ROOMS AND BATH

Overall Dimensions 30'-0" x 38'-6"

THE LIVING room is 13'-0" x 21'-6" and lighted by three double windows. There is a large opening between the living room and the dining room. The dining room is 11'-6" x 14'-0" and communicates with the kitchen through a double swing door. The dining room, being a corner room is lighted from two sides. A china closet is shown.



First Floor



31'-0" x 40'-6"

THE HIGHWAY

Floor Area 2800 Square Feet

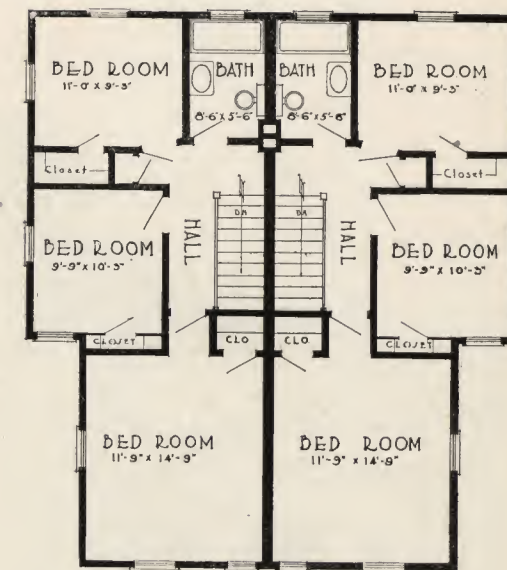
EACH—SIX ROOMS, BREAKFAST ROOM, PORCH AND BATH

Overall Dimensions 36'-0" x 48'-0"

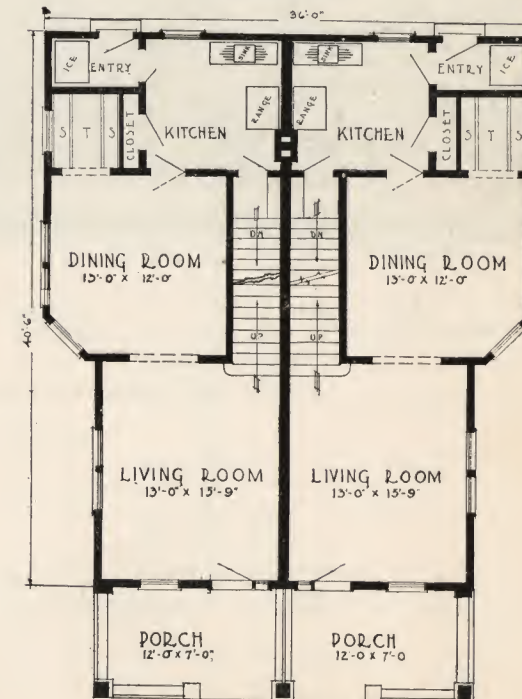
AIM TO become a landlord and get out of the rent paying class is good advice. A comparatively small investment will give title to a duplex. The rent saved by the owner living in one apartment plus the rent received from the second apartment soon pays off the mortgage.

Lumber homes can be economically remodeled, enlarged or moved.

Shelter, clothing and even culture is largely dependent on wood.



Second Floor



First Floor



32'-0" x 35'-0"

THE KNICKERBOCKER

Floor Area 1120 Square Feet

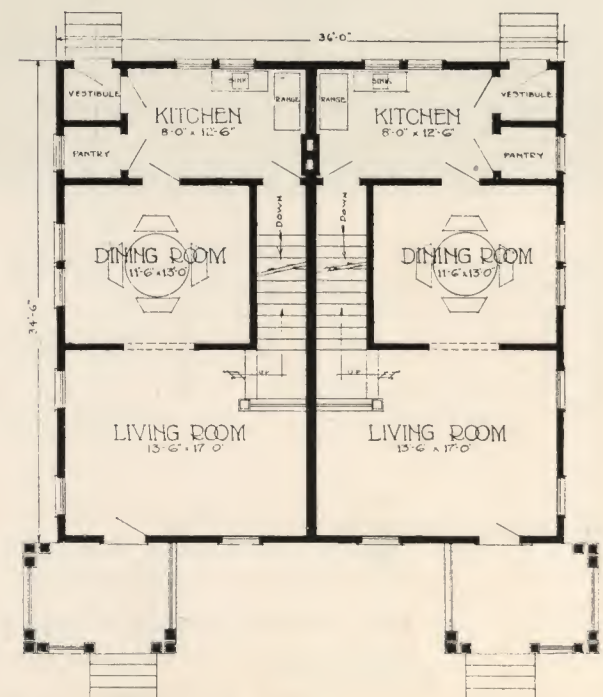
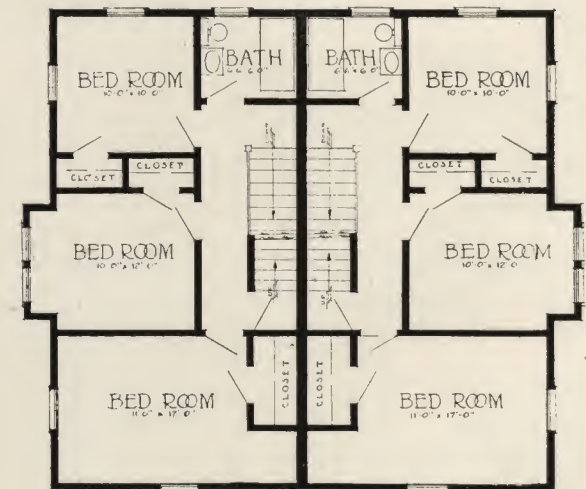
DUPLIX APARTMENT—SIX ROOMS AND BATH

Overall Dimensions 42'-0" x 43'-0"

THIS duplex may be built with a width from 32 feet to 36 feet over all. The owner, by living in one apartment and renting the other, may, in ten years, have a clear title to the property without having made any but the original payment.

Lumber is adaptable to more purposes than any other material.

Thousands assembled in Independence Square, Philadelphia, when thirteen American trees were planted as a living memorial to the original states of the Union.





34'-0" x 38'-0"

THE LANE-DUPLEX

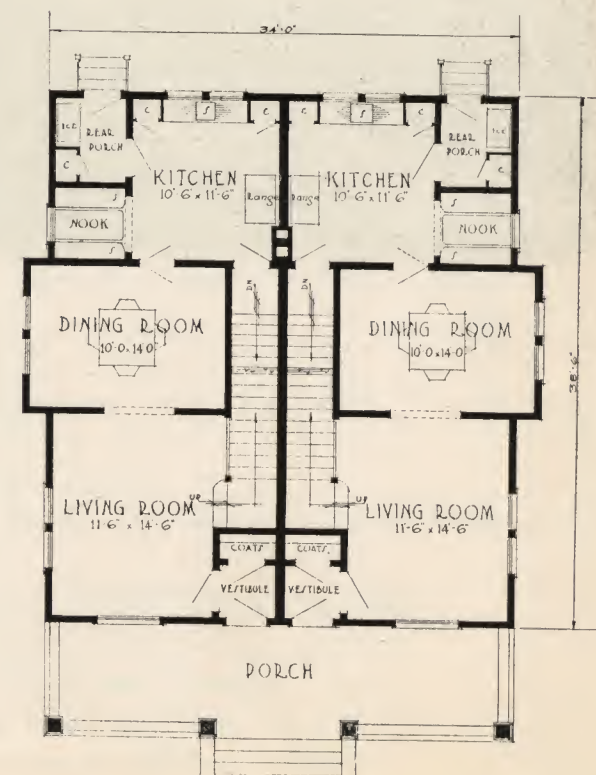
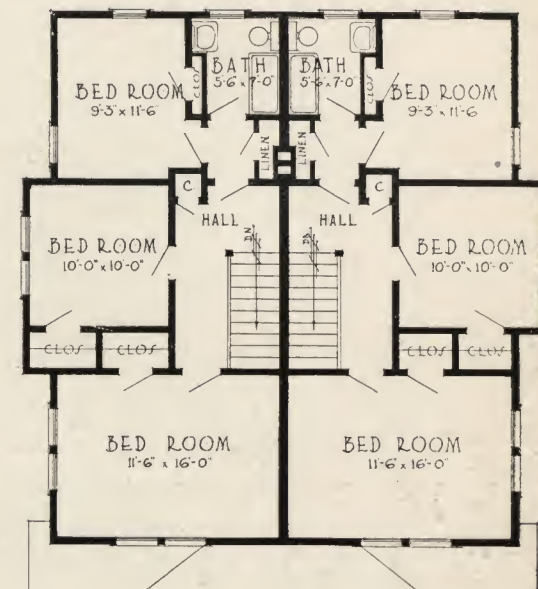
Floor Area 2672 Square Feet

EACH—SIX ROOMS, BREAKFAST NOOK AND BATH

Overall Dimensions 38'-0" x 46'-0"

THIS building with two apartments, one on each side, may be erected on an ordinary sized city lot leaving space on each side. There is a common porch across the front but each apartment has its own entrance through an individual vestibule. The entrance from the vestibule leads into the living room, 14'-6" x 11'-6", which communicates with the dining room, 10'-0" x 14'-0".

More than 25,000,000 Americans visit the forests each year for pleasure and health.





21'-6" x 26'-6"

THE LEE

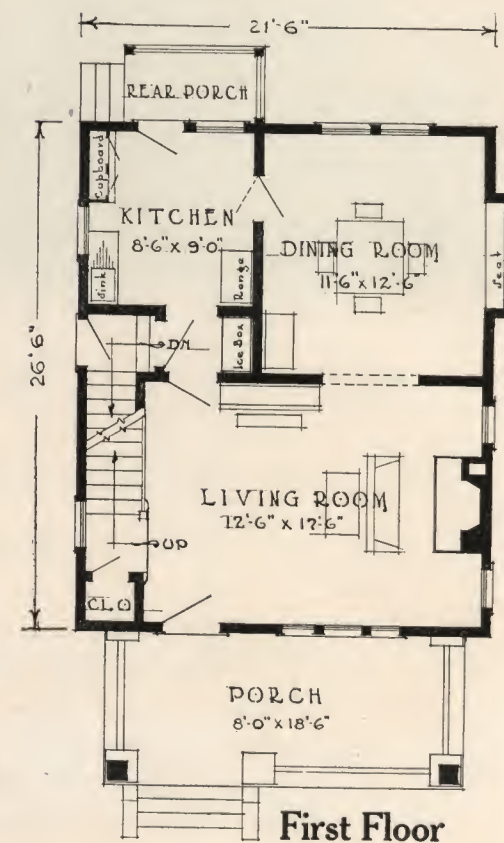
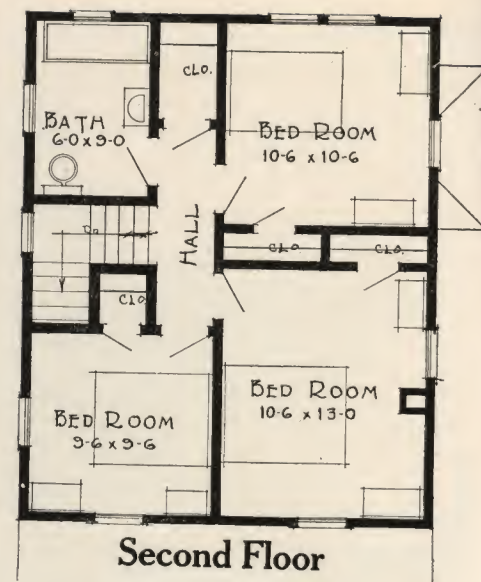
Floor Area 1120 Square Feet

SIX ROOMS AND BATH

Overall Dimensions 22'-6" x 41'-0"

SIMPLE and straightforward designing is indicated in a home of this kind. Any one possessing a home of this kind may live in comfort without unnecessary expense.

Lumber homes are easily and cheaply refreshed and made beautiful with paint, and often with home labor.





31'-0" x 24'-0"

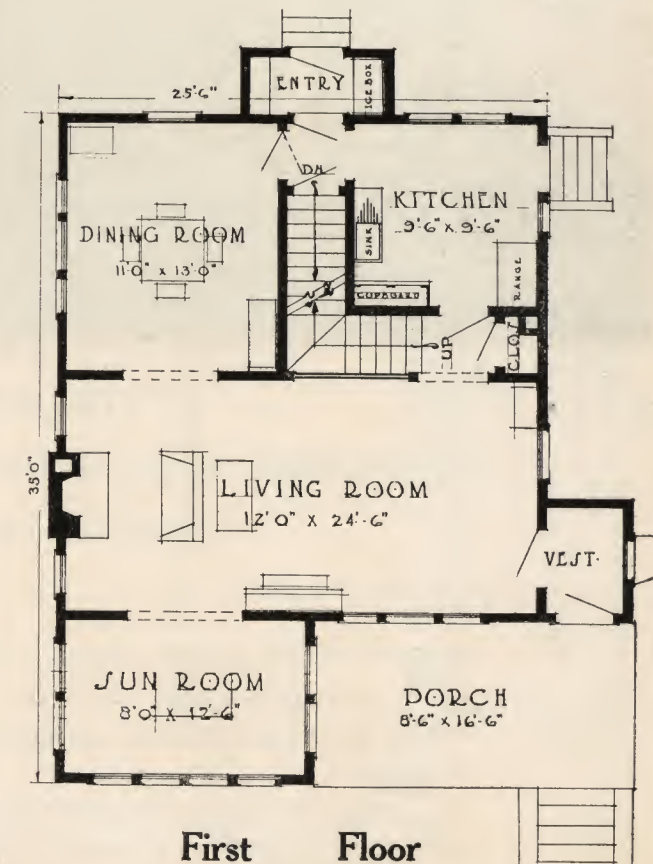
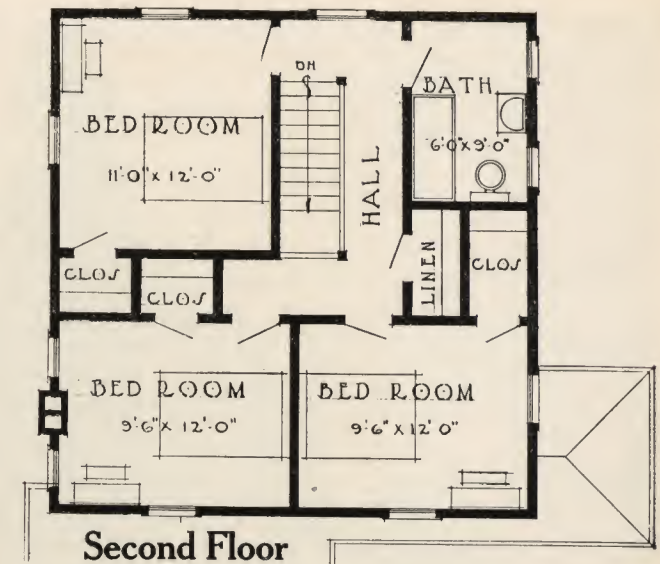
THE MOUNTAIN VIEW

Floor Area 1500 Square Feet

SIX ROOMS AND BATH

Overall Dimensions 30'-0" x 38'-6"

THERE is something that appeals to most all of us in the simple lines of the Colonial type of home. The straight line makes for dignity of exterior which is broken just enough by the attractive stoop and the more modern sun porch. As is the case with all houses of this type every inch of space is utilized.





33'-6" x 24'-6"

THE SUNLIGHT

Floor Area 1350 Square Feet

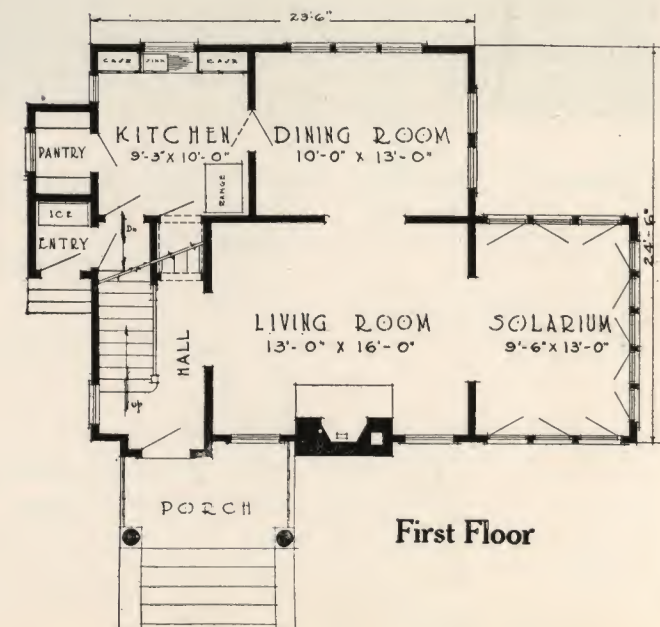
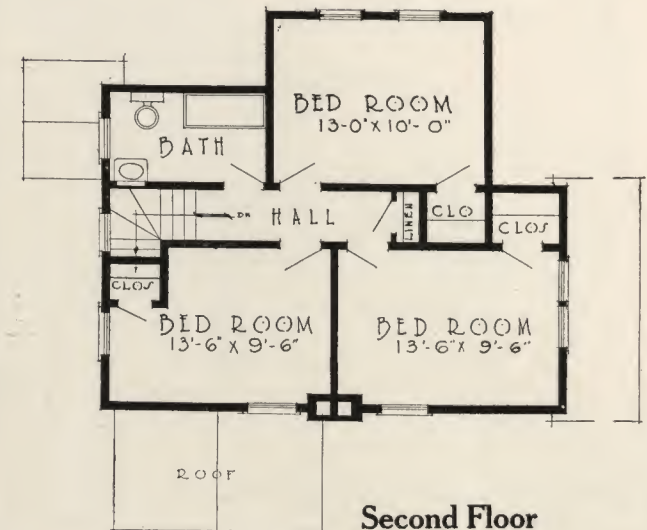
SEVEN ROOMS, BREAKFAST ROOM AND BATH

Overall Dimensions 37'-6" x 31'-0"

WITHOUT tending toward extravagance this house is of a more pretentious type. Note the combination of living room and sun room, the artistic chimney arrangement, breakfast nook and ample closet space.

Long after the metal gutter has been relegated to the scrap heap the solid wooden gutter is giving good service.

Lumber homes are always a safe investment; they need no explanation or apology, no pressure of sales argument in behalf of the material used in their construction.





22'-6" x 28'-6"

THE TRELLIS

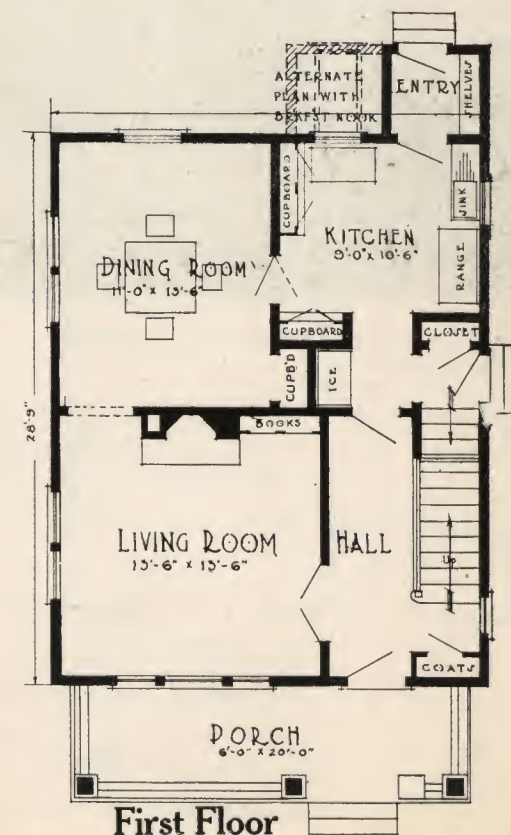
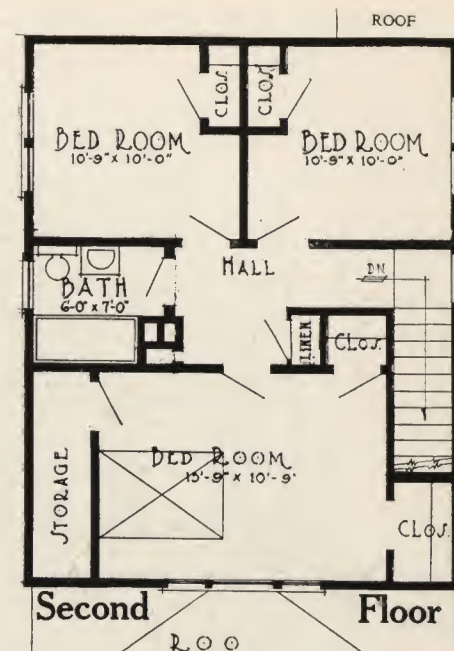
Floor Area 1280 Square Feet

SIX ROOMS, BATH AND PORCH

Overall Dimensions 22'-6" x 39'-6"

PEACE and happiness are found in unselfishly developing the best in one's self and associates. A good home with beautiful surroundings is the natural place for such growth and influence.

Lumber homes, properly cared for, last as long as their environments are desirable for residential purposes.





22'-0" x 32'-0"

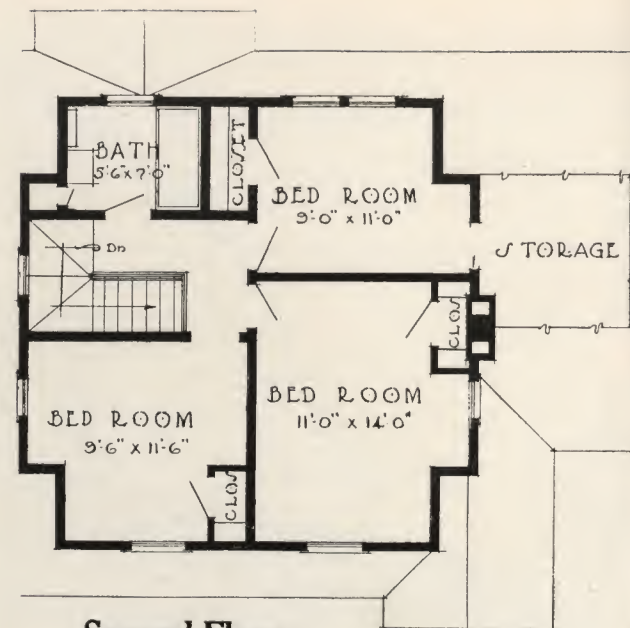
THE LAWNS

Floor Area 1500 Square Feet

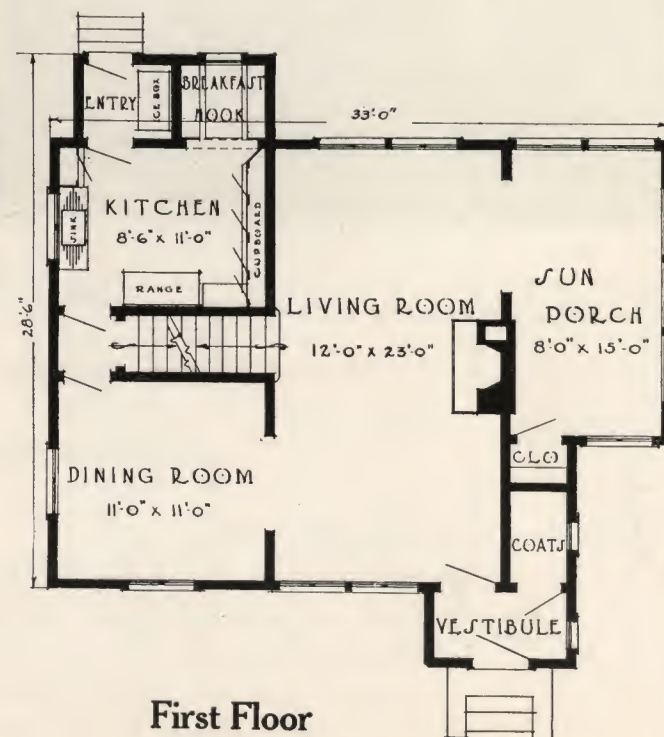
SIX ROOMS, BREAKFAST ROOM, BATH AND SUN PORCH

Overall 30'-0" x 43'-0"

THERE is something about the English home of this character that recalls a hearth that glows with good fellowship and warms chilly hearts driving out the damp of discord and discouragement of everyday life. A lot of 45 feet frontage will accommodate this English cottage. Elimination of the sun porch will reduce the frontage by 5 feet.



Second Floor



First Floor



24'-0" x 27'-6"

THE MOSS

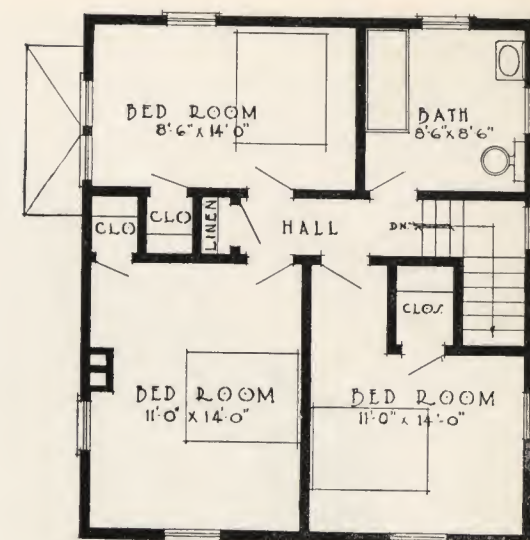
Floor Area 1360 Square Feet

SIX ROOMS, HALL, BATH AND BREAKFAST NOOK

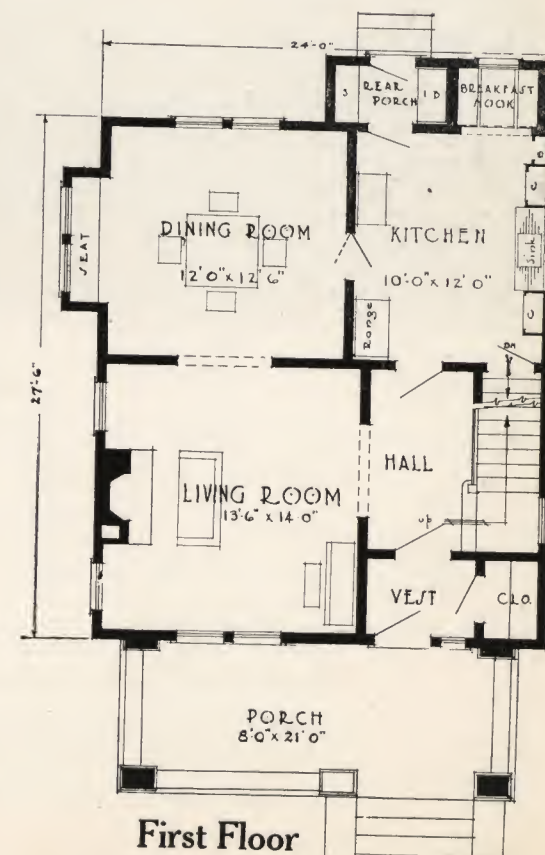
Overall Dimensions 26'-0" x 39'-0"

A COMMON sense design which will prove a good investment wherever it is placed. One never out of fashion and always a comfortable home in its fullest meaning.

Keep out the fires and keep the forests. That is the main part of reforestation in the United States.



Second Floor



First Floor



36'-0" x 29'-0"

THE WELCOME

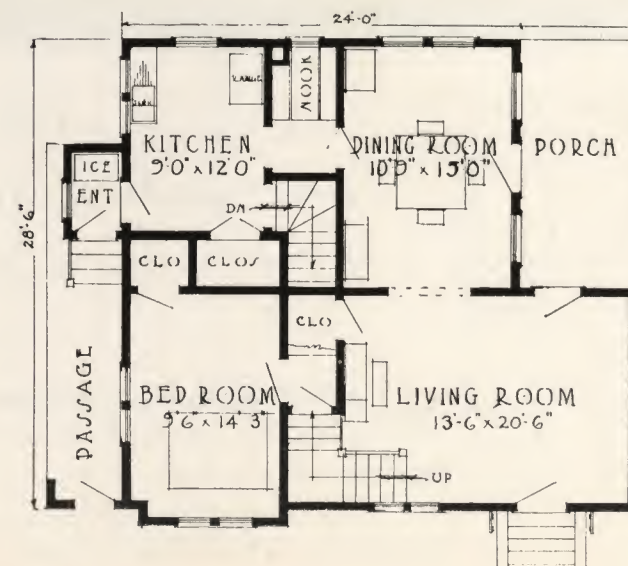
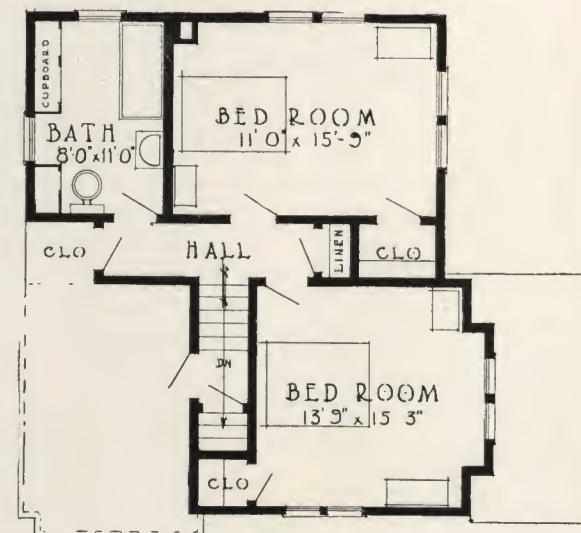
Floor Area 1400 Square Feet

SIX ROOMS AND BATH

Overall Dimensions 36'-0" x 29'-0"

THE invention of the automobile and its adoption as one of the necessities of life have made an impress on domestic architecture. One of the logical results has been to combine the garage with the house itself. In this example the designer successfully solved the problem he set for himself. The compact and sturdy appearance of this design clearly denotes its economy.

The annual per capita consumption of lumber in the United States is about 350 feet—representing an outlay of over \$15 per capita, or more than \$1,700,000,000 annually for the whole population.





26'-6" x 39'-0"

THE COUNTY

Floor Area 1060 Square Feet

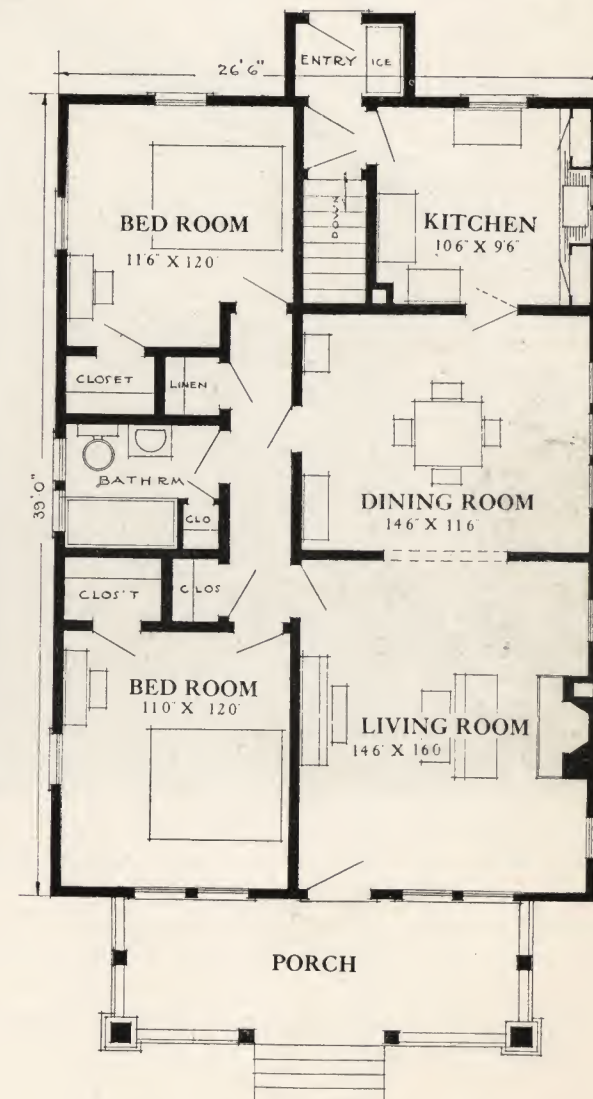
FIVE ROOMS, BATH AND PORCH

Overall Dimensions 26'-6" x 50'-0"

ESPECIALLY arranged for a narrow lot, distinctive in architecture and simple in interior arrangement, this home has a rare appeal. Clapboards or shingles lend themselves well for exterior wall covering.

Lumber homes have been the favorite in America from the time of the Colonial settlements.

Do not build too far in advance of your present needs. Homes of Beauty sell readily. Sell at a profit and build again.



First Floor

*Home, the spot of earth supremely blest,
A dearer, sweeter spot than all the rest.*

—MONTGOMERY.



32'-0" x 46'-0"

THE WOODLAND-DUPLEX

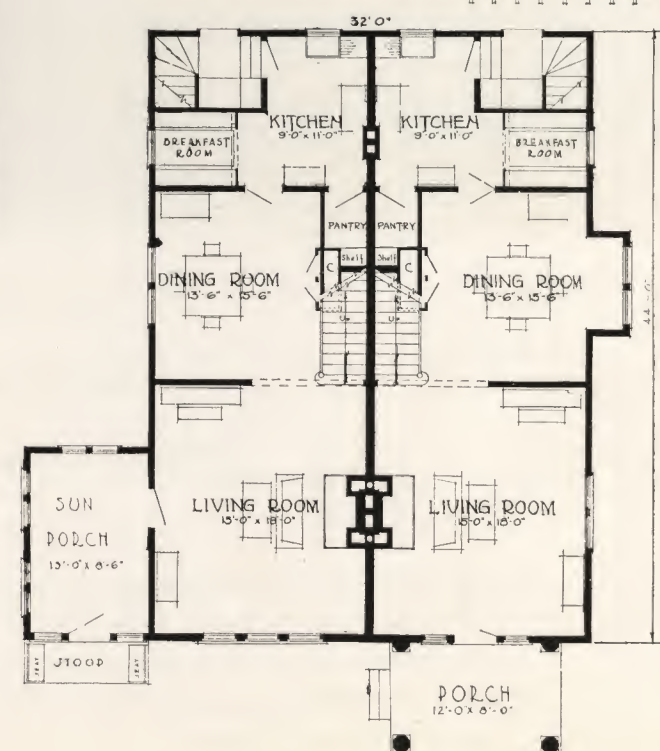
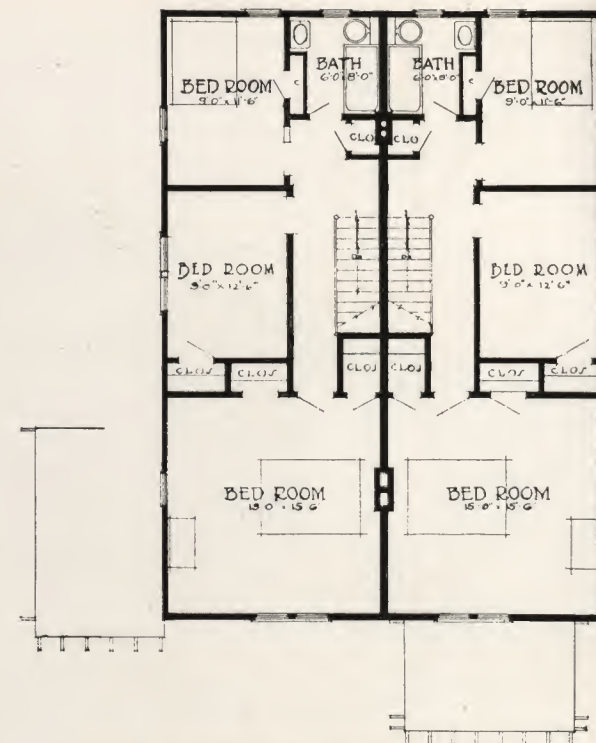
Floor Area 2900 Square Feet

EACH—SIX ROOMS, BATH AND BREAKFAST ROOM

Overall Dimensions 42'-0" x 54'-0"

EACH apartment has its own porch and heating plant. Note the fireplace and extensive closet room. No individual home has any advantages over this duplex.

Persons of moderate means do not build or buy a home without serious thought as to an ultimate realization upon the investment.





34'-0" x 38"-0"

THE MODERN-DUPLEX

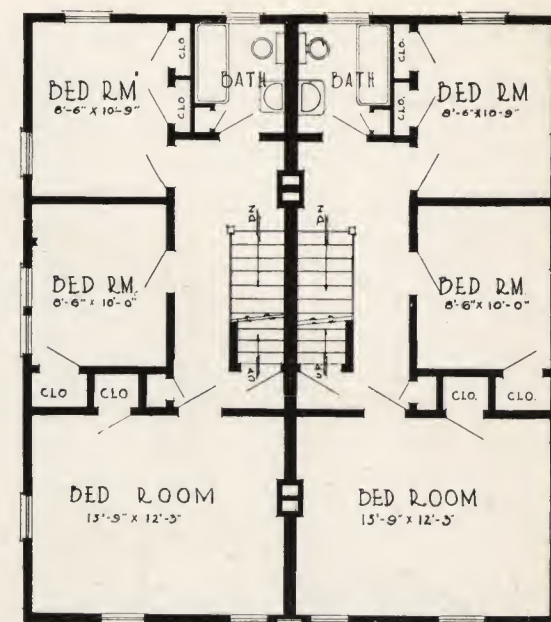
Floor Area 2584 Square Feet

EACH—SIX ROOMS, BREAKFAST ROOM AND BATH

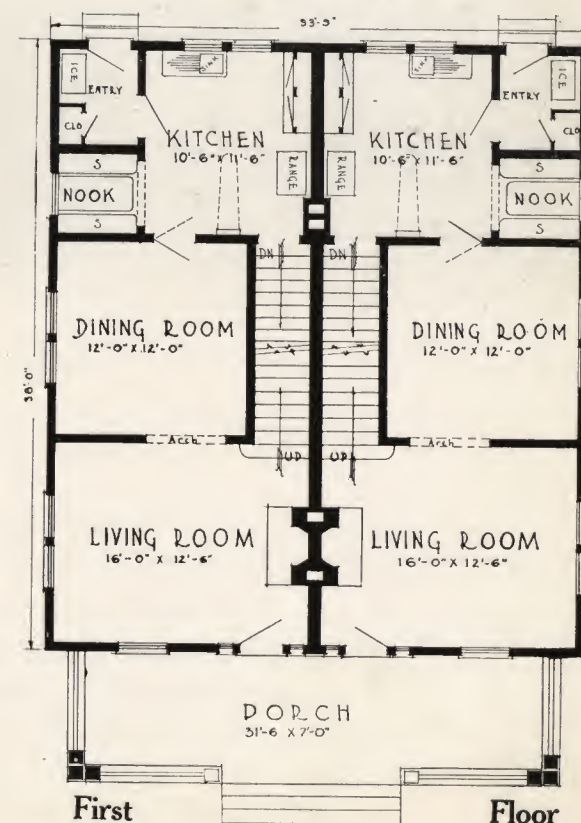
Overall Dimensions 34'-0" x 46'-0"

EACH apartment is separately heated. The attic may be finished with little extra expense.

The annual per capita consumption of lumber in the United States is about 350 feet—representing an outlay of over \$15.00 per capita, or more than \$1,700,000,000 annually for the whole population.



Second Floor



First

Floor



29'-0" x 31'-0"

THE MARLBORO

Floor Area 1750 Square Feet

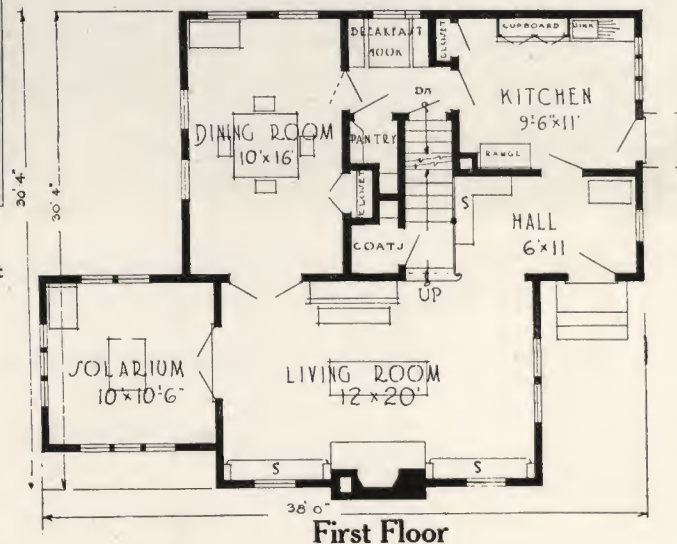
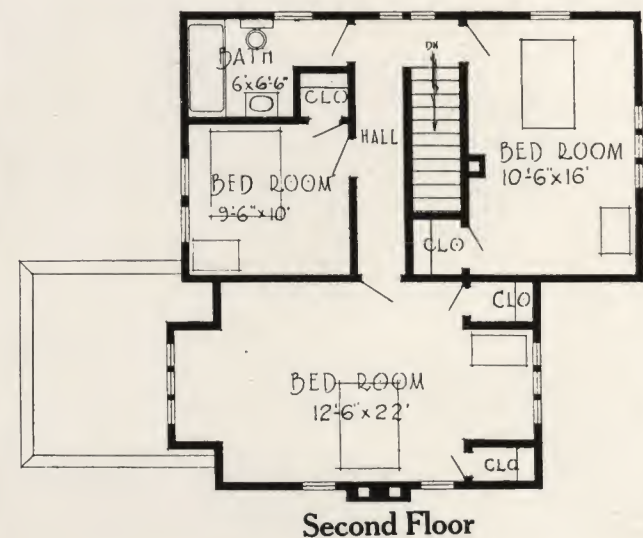
SIX ROOMS AND BATH

Overall Dimensions 38'-0" x 30'-0"

THE MOST beautiful and aristocratic houses in America have been built of frame in the Colonial style. Modified the style can be satisfactorily applied to a modern house of medium size and made to fit all needs.

Wood has sheltered progress for twenty thousand years.

While some substitutes are being found for wood, the progress of industrial arts continually creates new uses for it.



More dollars in the savings accounts of America will result from recently adopted lumber standardization plans.



25'-0" x 36'-6"

THE SHINGLES

Floor Area 1000 Square Feet

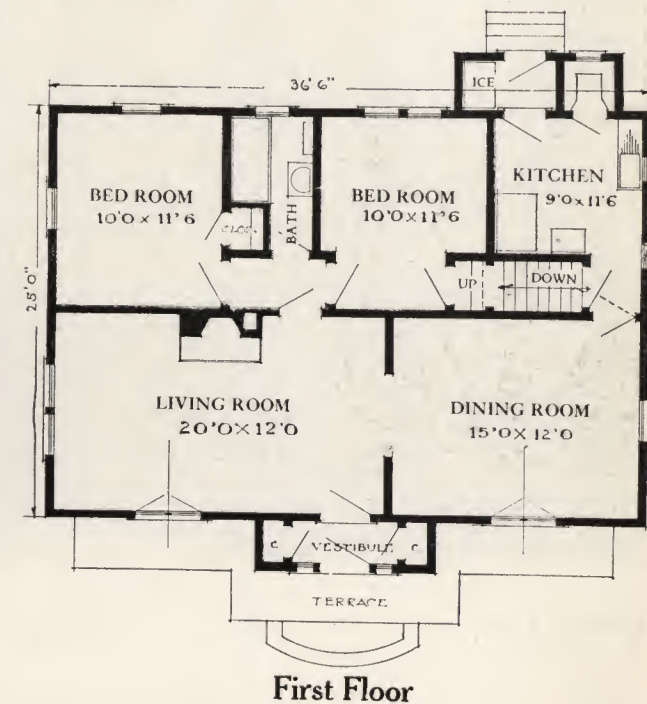
FIVE ROOMS. BATH AND ATTIC

Overall Dimensions 32'-0" x 36'-6"

SHINGLES, the ever popular covering for the American home have been successfully used in this home. The attic space is large, accessible from the hall, convenient to the bath room and could be converted into two or three additional rooms.

Lumber is the standard building material.

Every investment banker knows that if you can afford any home you can afford the most economical type, that is the frame home, and that it will always have a ready and satisfactory resale value.



The Federal government as a matter of preference builds many of its hospitals of suitably protected lumber because this construction is clean, cooler in summer and warmer in winter, and has distinct sanitary advantages.



26'-6" x 25'-0"

THE LODGE

Floor Area 665 Square Feet

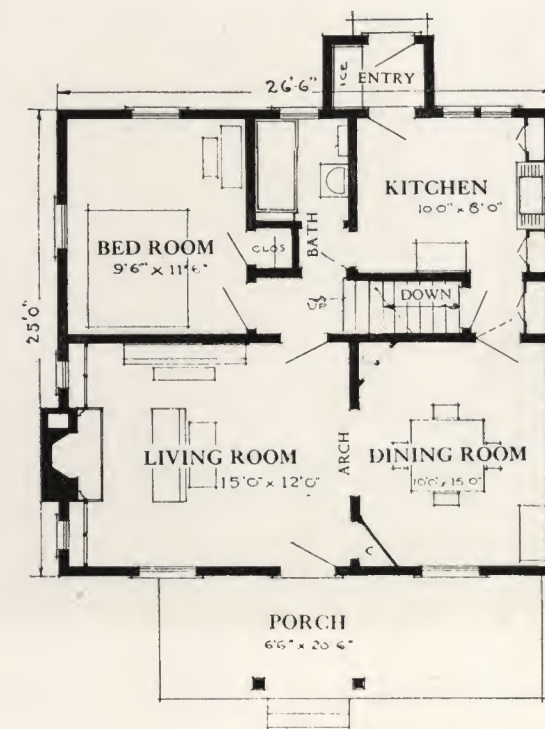
FOUR ROOMS, BATH AND PORCH

Overall Dimensions 26'-6" x 36'-0"

THE simplicity of design, the duplication of parts, avoidance of waste, all are factors which hold down the cost and reduce the cost of upkeep. To utilize the attic space a stairway has been provided.

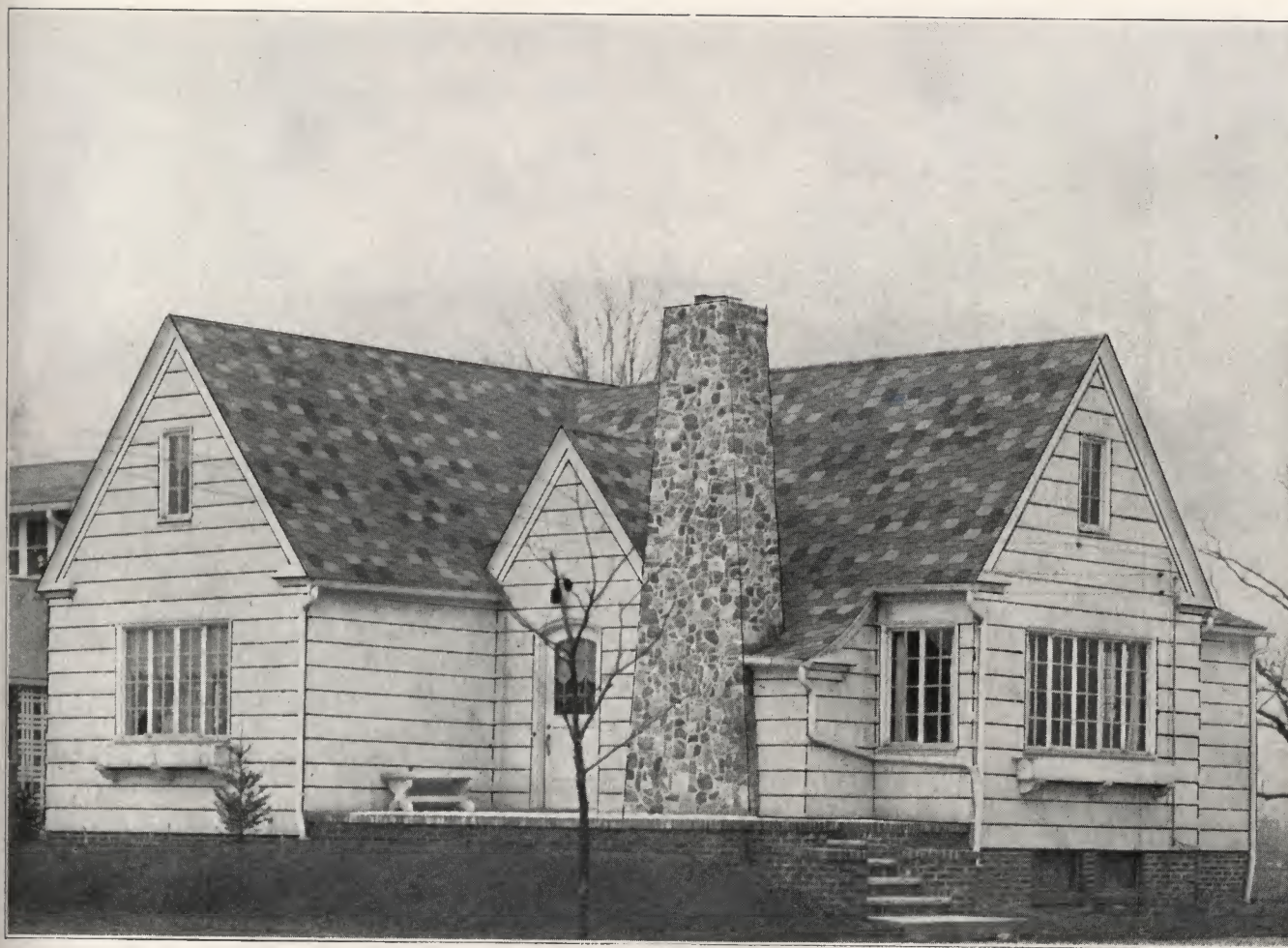
Mt. Vernon, the home of George Washington, now over a century and a half old, is built of wood.

Either in new or old construction a tile floor in the bathroom may be placed-on wooden joists without fear of cracking.



First Floor

The experienced builder does not necessarily choose the lowest bidder. No one ever gets more than he pays for.



36'-0" x 45'-6"

THE ROCK

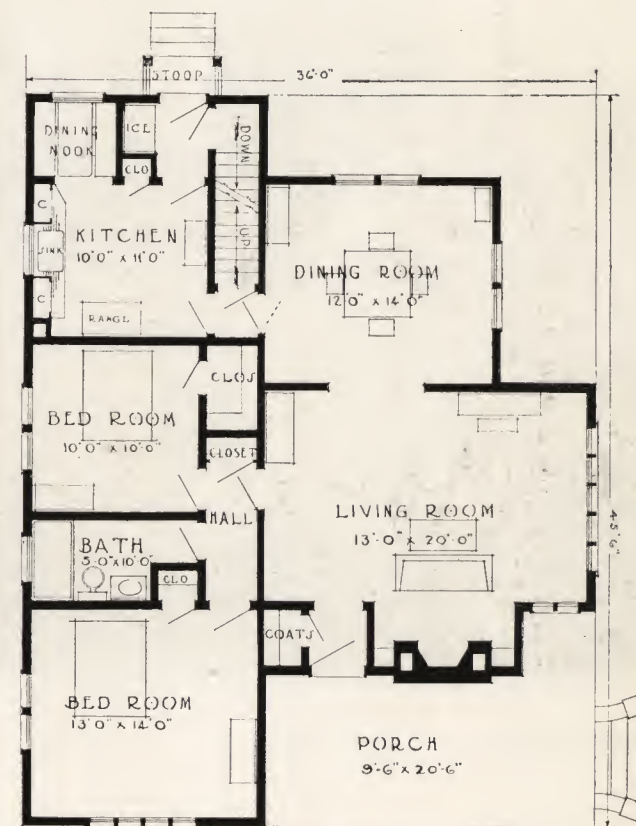
Floor Area 1224 Square Feet

FIVE ROOMS AND BATH

Overall Dimensions 36'-0" x 45'-6"

THE MODERN bungalow shows many variations of which this is one. The plan is compact and at the same time affords sufficient room for an ordinary sized family. One of the most attractive features is the large living room in connection with which there has been provided a fireplace nook with bookcases.

Stucco is not water-proof, metal lath will rust sooner or later, nor has stucco a long enough period of service behind it so that we can be at all sure of its permanence.



First Floor

Lumber possesses innate beauty and charm; a home of lumber is the expression of sincerity and truth and reflects, in a way peculiarly its own, the individuality and character of its owner.



25'-0" x 28'-0"

THE ALDEN

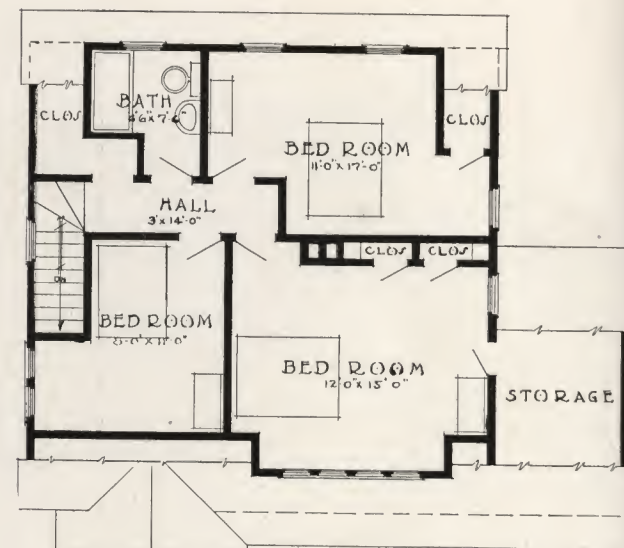
Floor Area 1400 Square Feet

SIX ROOMS, BATH AND SUN PORCH

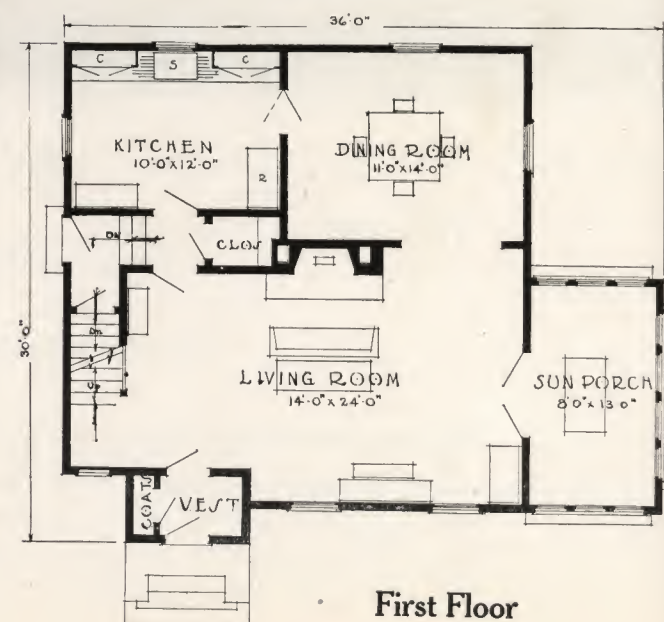
Overall Dimensions 33'-6" x 28'-0"

A HOME having some of the picturesqueness of the English cottage. The living room is unusually large 14'-0" x 24'-0" extending across the entire front and opening into the sunroom. Note also the vestibule sheltering the living room entrance. In the arrangement of the second story the roof space is utilized to the fullest.

When tempted to buy through a mail order house remember your local dealer is your neighbor whose success depends upon keeping your good will.



Second Floor



First Floor



28'-6" x 38'-0"

THE TOWNSHIP

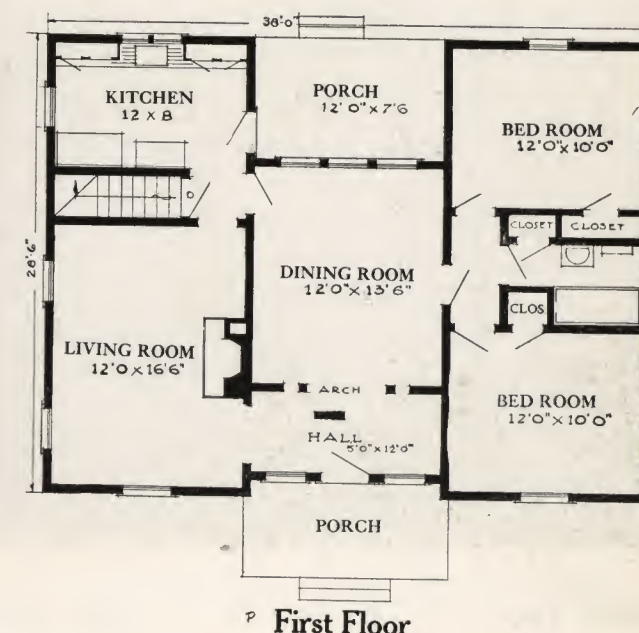
Floor Area 1083 Square Feet

FIVE ROOMS, BATH AND PORCH

Overall Dimensions 28'-6" x 38'-0"

THIS design may best be described as a New England farm house type of an early period. The photographic reproduction can express only inadequately the beauty of the plain white surfaces set off by the color in the shutters. This design finds favor with those who appreciate simplicity in line.

Lumber built homes possess and maintain the highest value from an investment standpoint; no need to explain or apologize to your banker when soliciting a loan on a lumber home.



So long as homes contain furniture, draperies and other combustible material there is exactly the same danger of loss in the interior of a building of one type of exterior wall as of another.



39'-6" x 50'-0"

THE RADCLIFF

Floor Area 3950 Square Feet

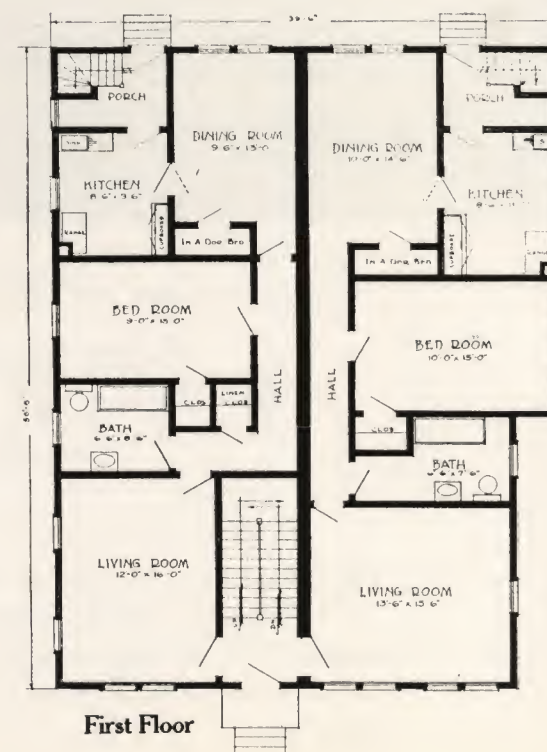
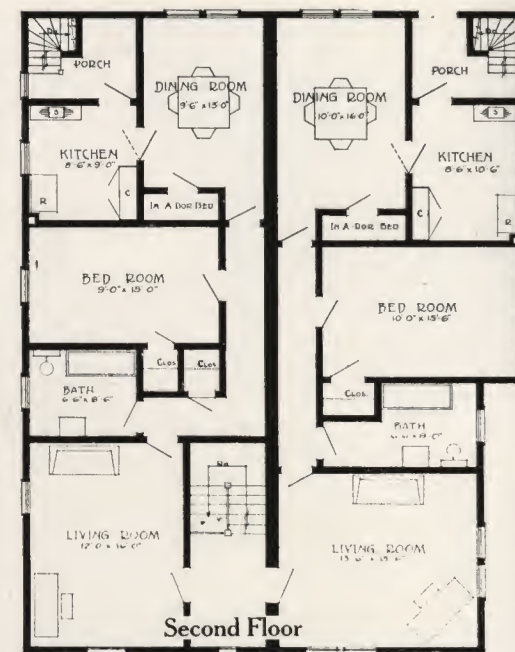
Four Apartment Building

EACH APARTMENT—FOUR ROOMS, BATH AND PORCH

Overall Dimensions 39'-6" x 50'-0"

A FOUR apartment building such as this, attractive in appearance, would prove a good investment if built in a residence section. The designer has given the exterior the appearance of a private residence of the better kind. May be built on a fifty foot lot.

Practically every industry in America is dependent on lumber.





34'-0" x 41'-0"

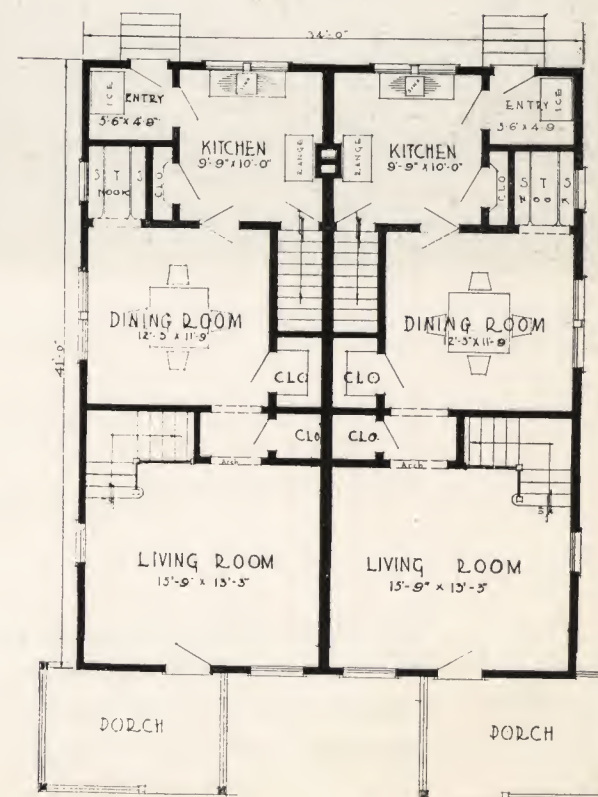
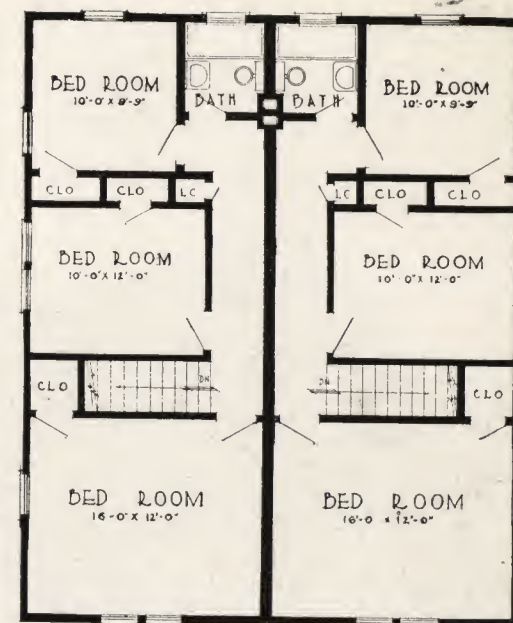
THE CENTURY-DUPLEX

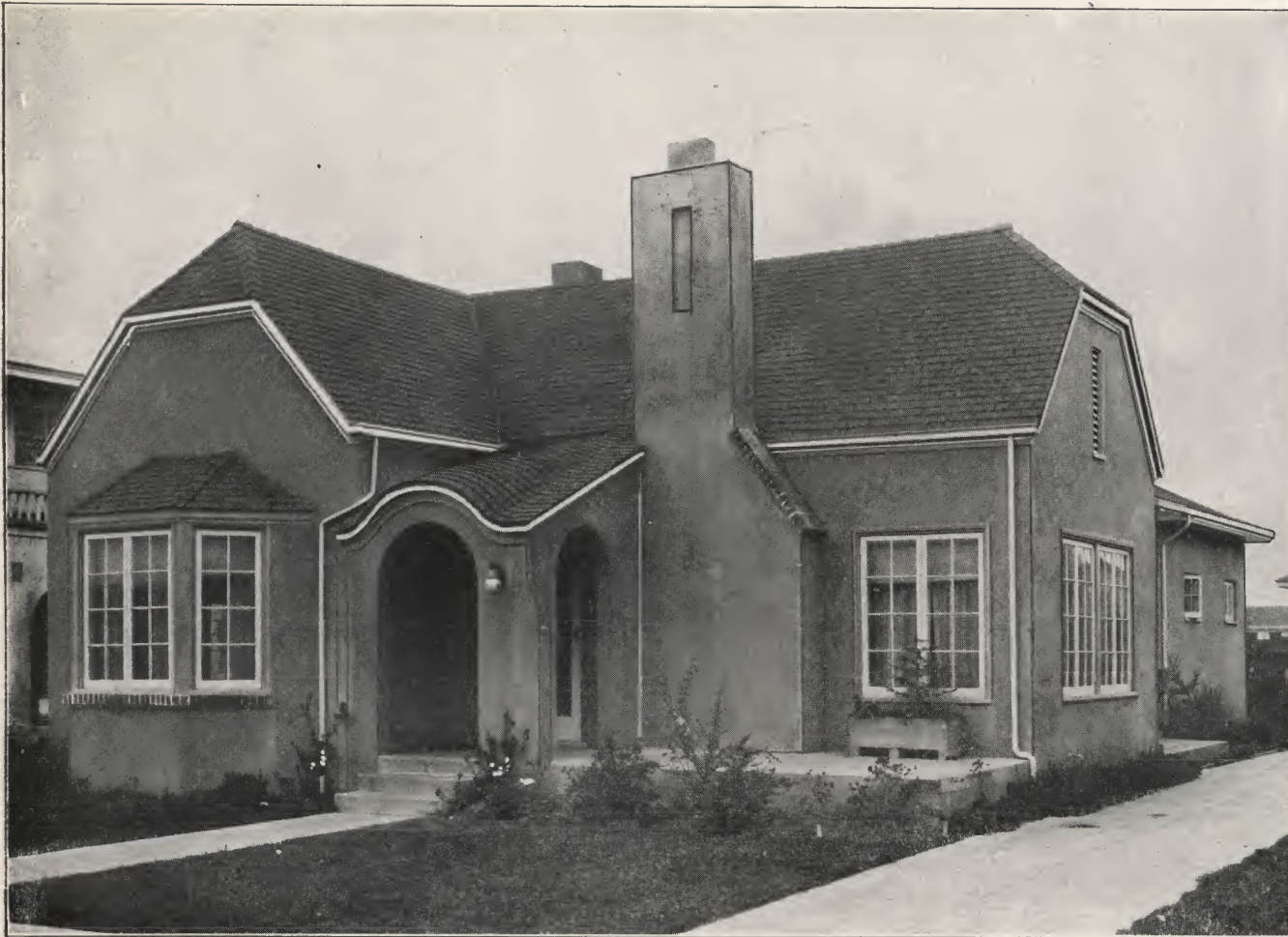
Floor Area 2788 Square Feet

EACH—SIX ROOMS, BATH AND BREAKFAST NOOK

Overall Dimensions 34'-0" x 50'-0"

NOTE the separate porch and entrance for each apartment. For a permanent investment for a man of moderate capital there is nothing more alluring or safer than a duplex. This type of building provides a home for the owner at nominal cost. At the same time the second apartment pays interest on the investment.





31'-0" x 33'-6"

THE EMERSON

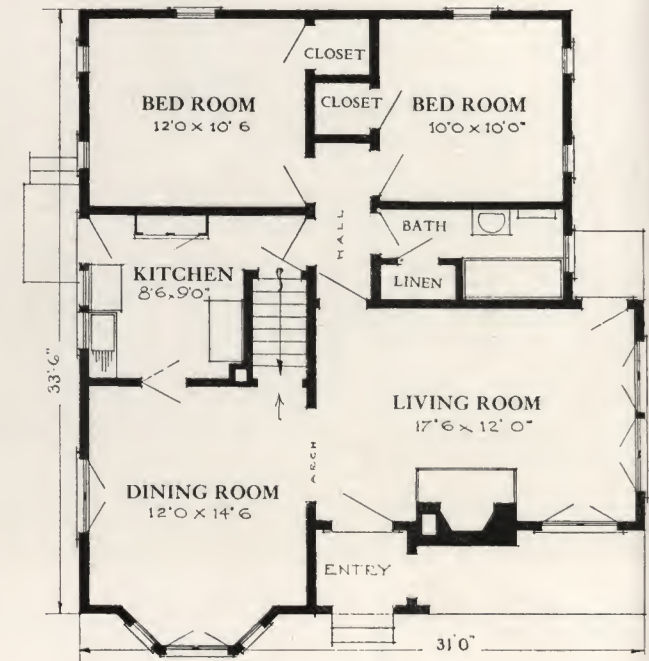
Floor Area 1070 Square Feet

FIVE ROOMS AND BATH

Overall Dimensions 31'-0" x 36'-0"

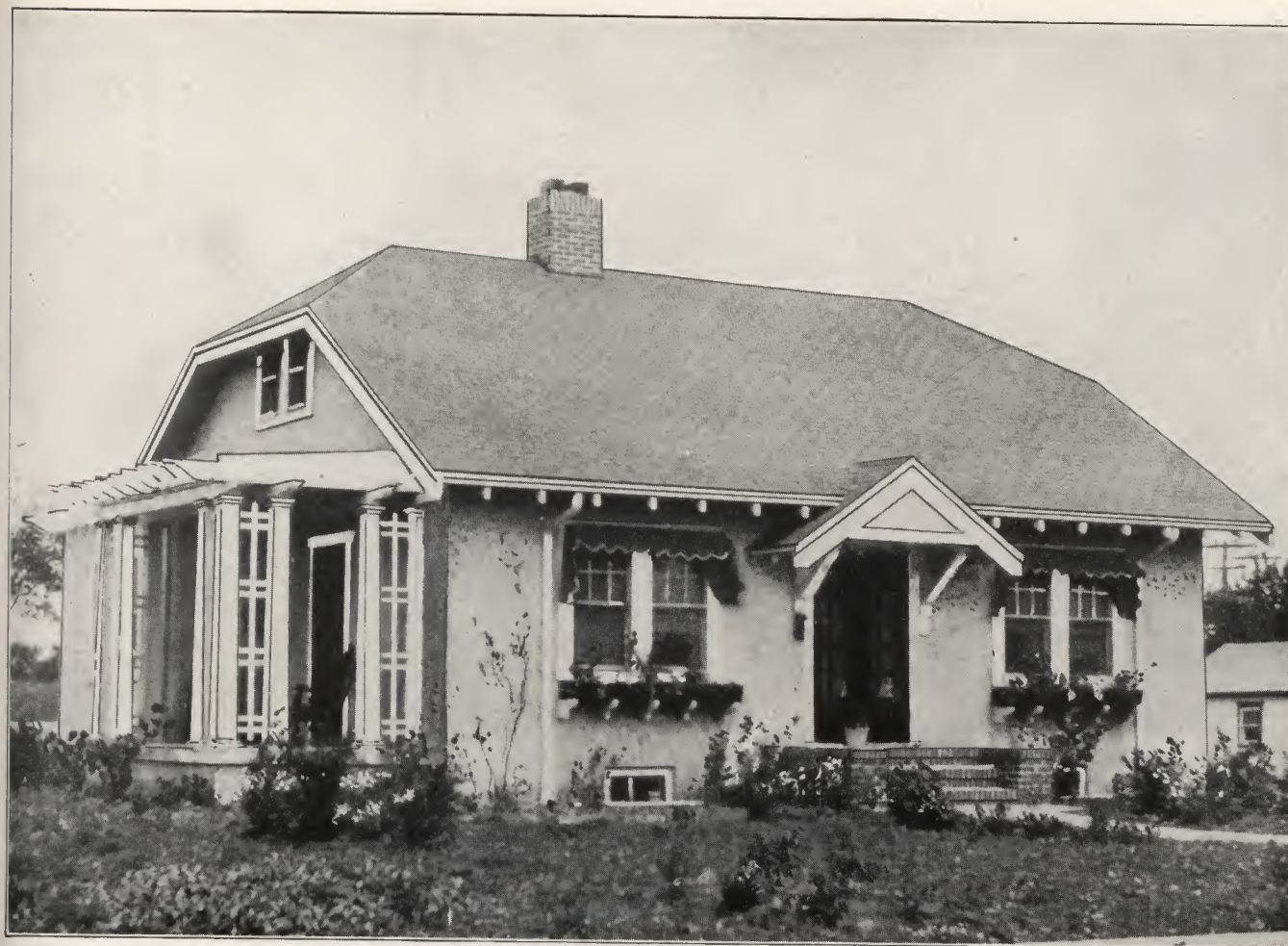
STUCCO is one of the notably popular materials for exterior covering. This material demands the use of plain surfaces and consequently concentration of glass areas. The designer of this delightful bungalow expressed in his work a thorough knowledge and understanding of the style. This home is far removed from the stock type of home.

In considering what constitutes a fire proof building it is sometimes forgotten that materials that are not actually combustible may not be able to withstand their loads under high temperature as well as those that are combustible.



First Floor

Three-fifths of the original virgin forests of America have been used or burned. Sixty percent of the forests that remain are west of the Rocky Mountains. Hence, lumber is largely freight cost.



30'-0" x 25'-0"

THE COLLEGE

Floor Area 780 Square Feet

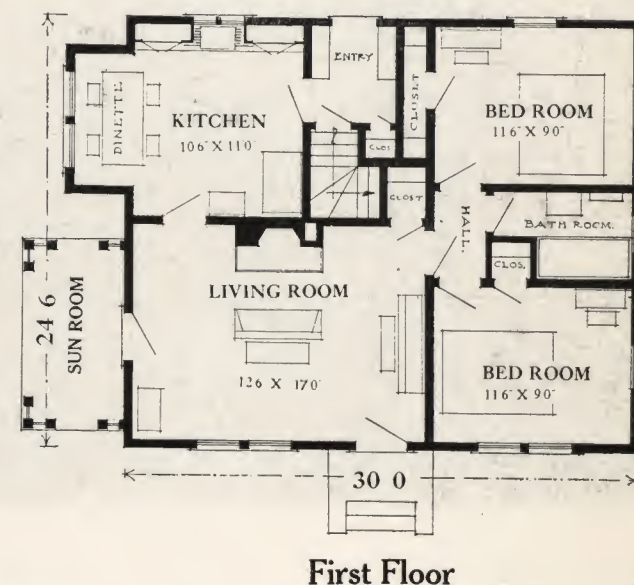
FOUR ROOMS, BREAKFAST NOOK, SUN ROOM AND BATH

Overall Dimensions 36'-0" x 25'-0"

A QUAINT cottage possessing all the conveniences of a larger house. Is there to be found a more ideal arrangement than here conceived? A honeymoon cottage indeed with space in the attic to be finished when required.

Lumber-Built homes are cooler in summer and warmer in winter.

Lumber excels all other building materials in beauty of appearance, susceptibility to artistic finish, and in sentiment and satisfaction for home building.



Lumber manufacturing is the oldest and most characteristic American industry. Next to agriculture the forests are our greatest resource.



22'-0" x 38'-0"

THE ROSE

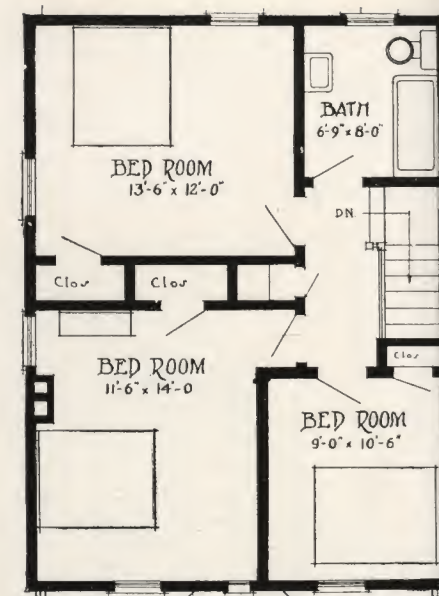
Floor Area 1592 Square Feet

SIX ROOMS, BATH AND SUN PORCH

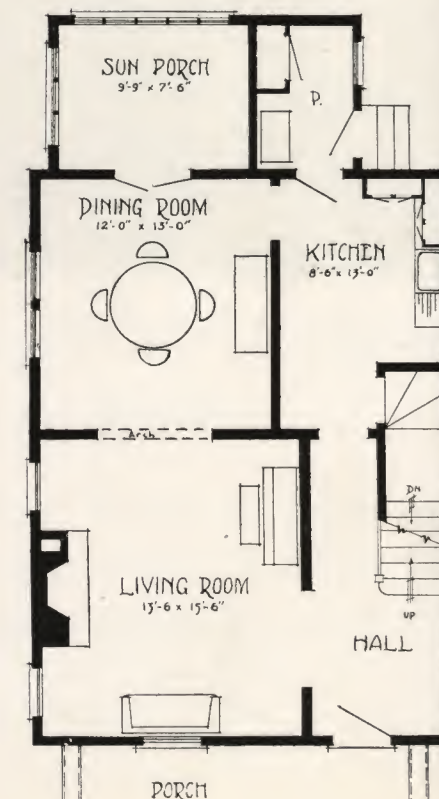
Overall Dimensions 22'-0" x 45'-0"

THERE is no more comfortable home than the two story house with a large living room having a street exposure and entered from a hallway. The hallway permits the use of a vestibule and an arrangement of stairs both up and down.

Insist upon adequate fire stopping.



Second Floor





22'-6" x 31'-0

THE BALM

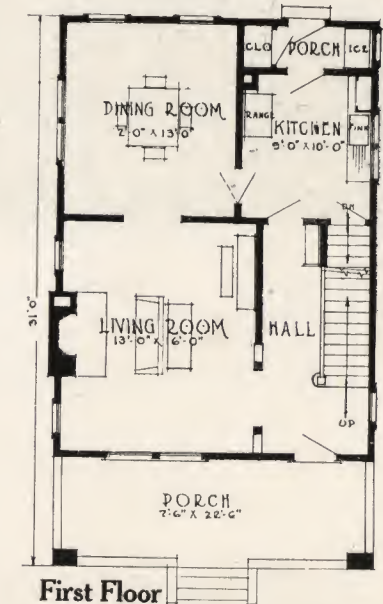
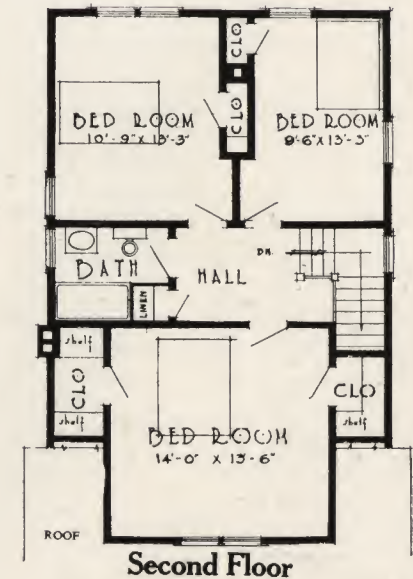
Floor Area 1395 Square Feet

SIX ROOMS AND BATH

Overall Dimensions 22'-6" x 38'-6"

THE BALM is a type of one-and-a-half story house which has become deservedly popular in every locality. The arrangement of the stair hall is one which will appeal to many. If, however, the hall is not required as an essential feature the removal of one partition will result in a living-room 13'-0"x21'-6".

More than 25,000,000 Americans visit the forests each year for pleasure or health.



Lumber possesses uniform quality and adaptability. Lumber is the standard building material.



24'-0" x 32'-0"

THE NORMANDY

Floor Area 1496 Square Feet

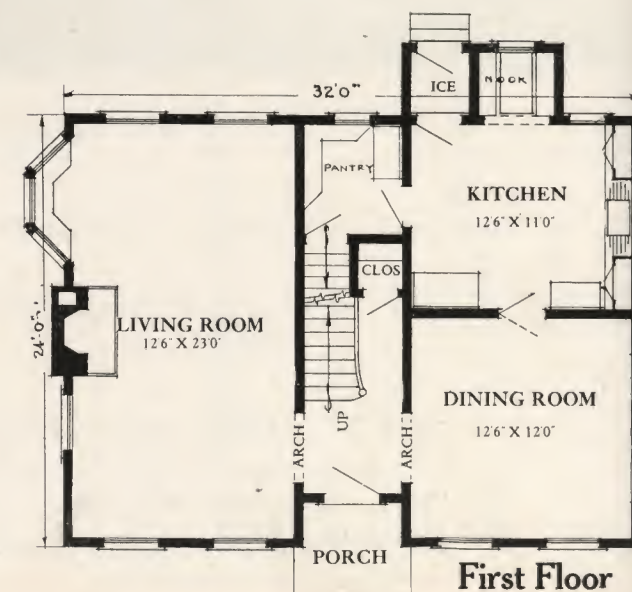
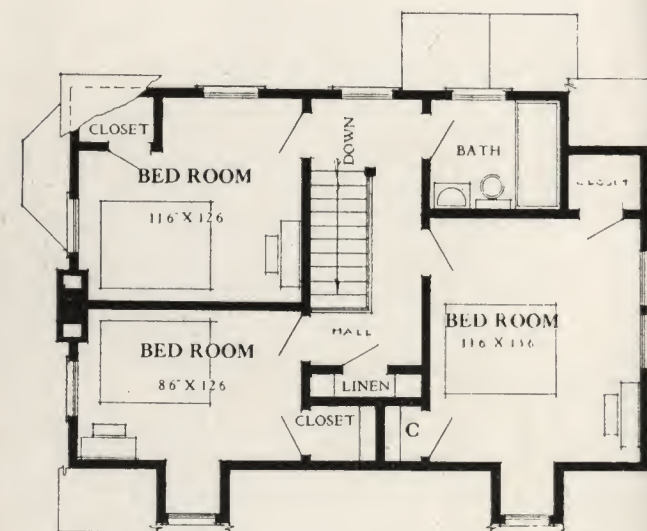
SIX ROOMS, BATH AND BREAKFAST ROOM

Overall Dimensions 28'-0" x 42'-0"

CHEAPNESS has little to do with price after all. A dwelling may be very expensive and none the less tawdry, vulgar and cheap looking in its total effect. Contrast the modest little Normandy, which is of inexpensive construction but reflects brains and impeccable good taste.

The joy of planning your home is the joy of self expression.

Next to agriculture and mining the lumber industry is our country's most important vocation. There are forty thousand saw mills and thirty thousand retail lumber yards operating an invested capital of \$10,000,000,000.





27'-6" x 33'-0"

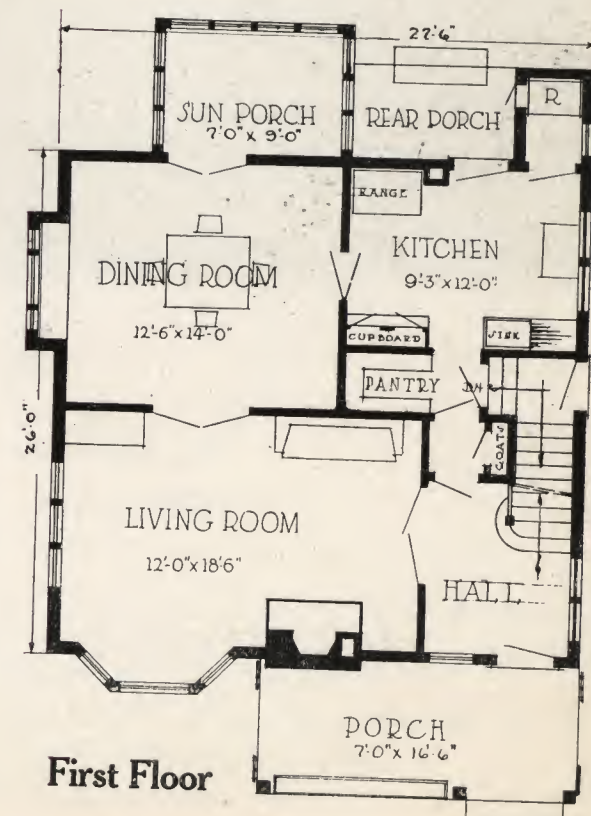
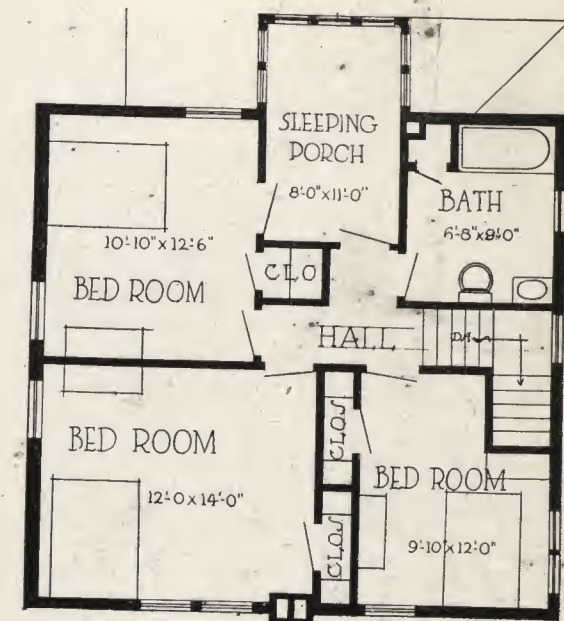
THE SHADY NOOK

Floor Area 1660 Square Feet

SIX ROOMS AND BATH

Overall Dimensions 29'-0" x 40'-0"

UNIQUE in effect is this high gabled shingle design. In order to obtain a full second story, the designer has adapted the long dormer windows so characteristic of the Dutch Colonial style and by these means extended the gable. The chimney on the outside is a harmonious feature as well as the porch with its lattice decoration.



First Floor



35'-6" x 26'-0"

THE STRATON

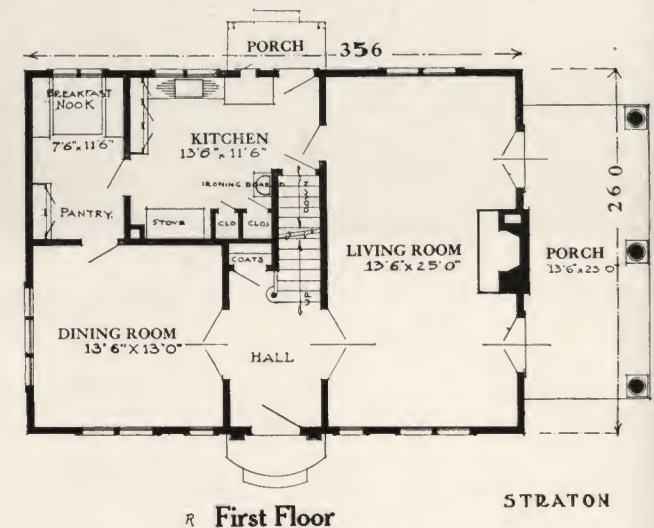
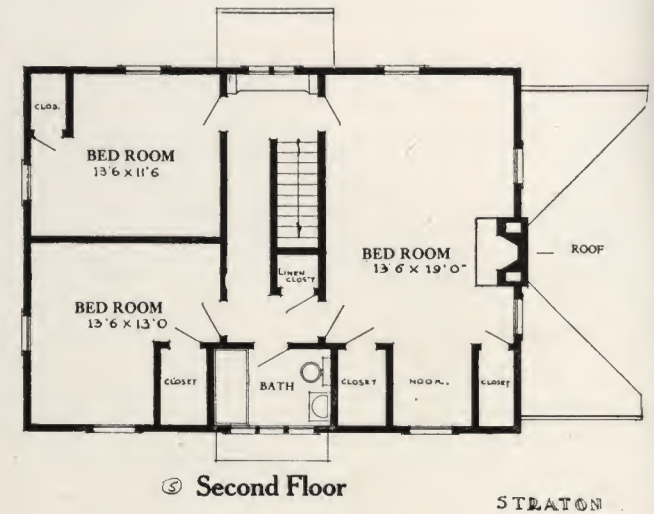
Floor Area 1846 Square Feet

SIX ROOMS, BREAKFAST NOOK AND BATH

Overall Dimensions 30'-0" x 44'-6"

THE EXTERIOR of this delightful home is based on Dutch Colonial lines. The plan provides for a central hall with the living room on one side and the dining room and kitchen on the other. Minimum expense, maximum results, are achieved in this arrangement. The house is one for a family of substantial means.

Persons of moderate means do not build or buy a home without serious thought as to an ultimate realization upon the investment.



"I believe the lumber industry now leads all industries in the United States in its efforts to establish rules for fair dealing in the trade."

—HON. HERBERT HOOVER.



30'-0" x 44'-0"

THE ARLINGTON

Floor Area 670 Square Feet

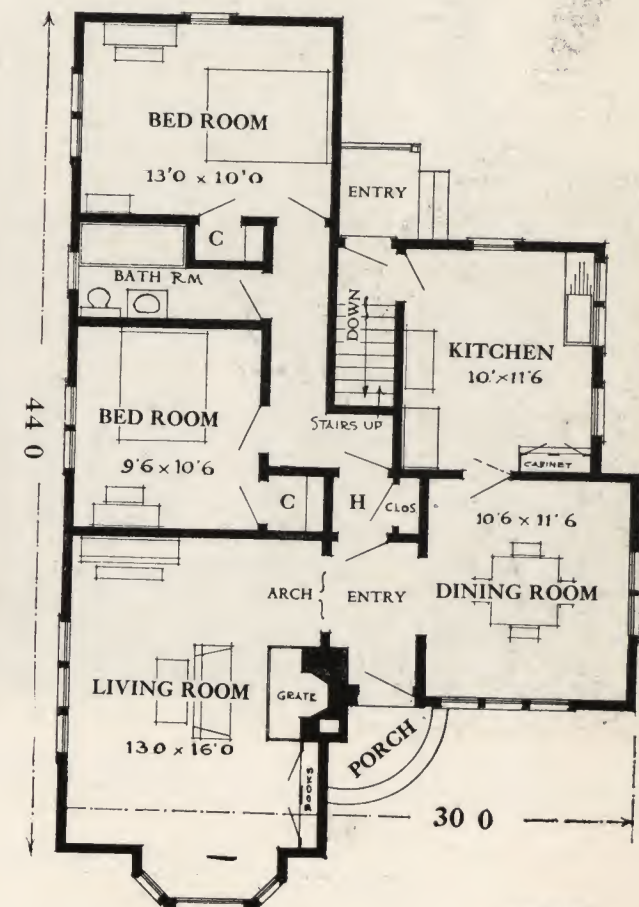
SIX ROOMS AND BATH

Overall Dimensions 30'-0" x 47'-0"

THERE IS a charm hard to describe in this bungalow, showing Spanish influence. Every room has access to a public hall. A covered porch may be added to the side which will add very much to the beauty of the house.

The lumber home is an American institute.

Insulation is applying the principles used in constructing a refrigerator to home construction. If you keep the cold out you can also keep the heat in.



• First Floor

• ARLINGTON •
Floor Area = 670 sq. ft.

Do not assume an unnecessarily heavy load when you build by anticipating too many needs. Waiting to build for all times may mean no times.



26'-0" x 40'-0"

THE LONG ISLAND

Floor Area 2080 Square Feet

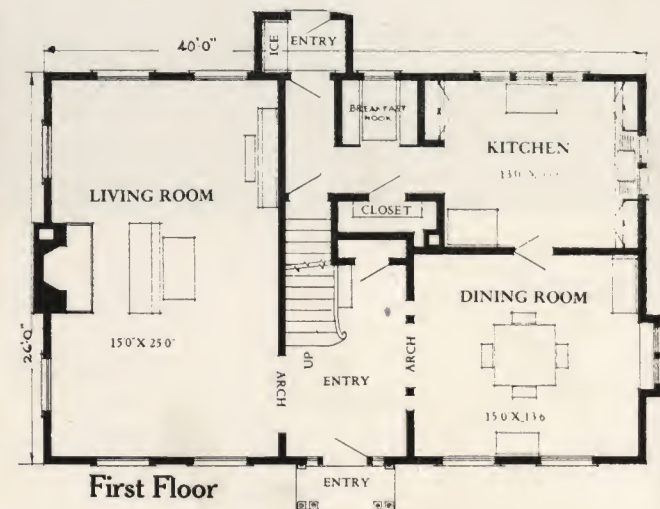
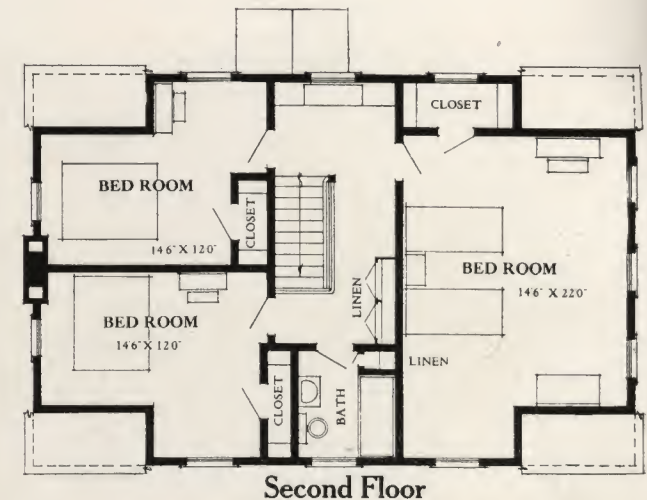
Overall Dimensions 33'-0" x 40'-0"

SIX ROOMS, BATH AND BREAKFAST NOOK

LONG ISLAND'S million dollar estates put a little stiffer test of contrast upon houses in the neighborhood which are within the means of the average owners. The Long Island shown in the above cut is a design which will never seem incongruous in any environment. Furthermore, this type of architecture is one that improves with the years.

Page 54

When tempted to buy through a mail order house remember your local dealer is your neighbor whose success depends upon keeping your good will.



Do not assume an unnecessarily heavy load when you build by anticipating too many needs. Waiting to build for all time may mean no time.



34'-0" x 32'-6"

THE ALPHA

Floor Area 875 Square Feet

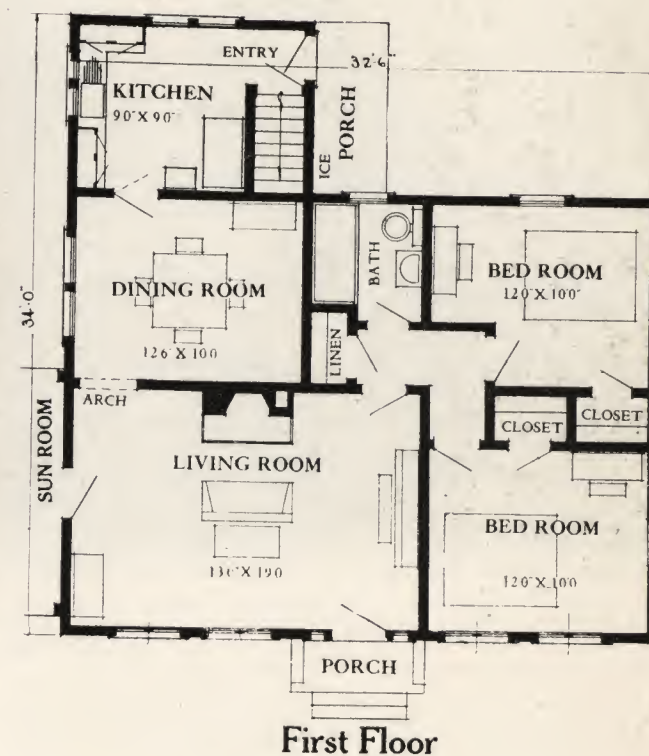
FIVE ROOMS AND BATH

Overall Dimensions 40'-6" x 32'-6"

TO REALLY appreciate the Alpha, one should see the charming interior and the effect of sunny spaciousness which is possible in this arrangement. It is not a large or expensive house, but it is hard to realize that fact when enjoying the comfort of its hearthstone.

There is plenty of money available for home building.

Sixty million people in America live in frame houses. 1,200,000 men are given employment in supplying home building material for the next sixty million.



There are forty-five hundred different uses for lumber and the annual transportation charges on the material amount to \$250,000,00.



40'-0" x 34'-0"

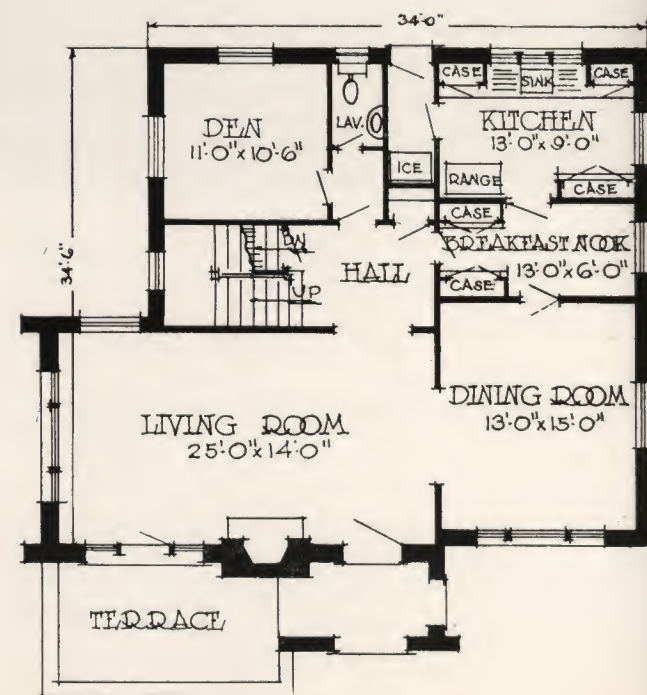
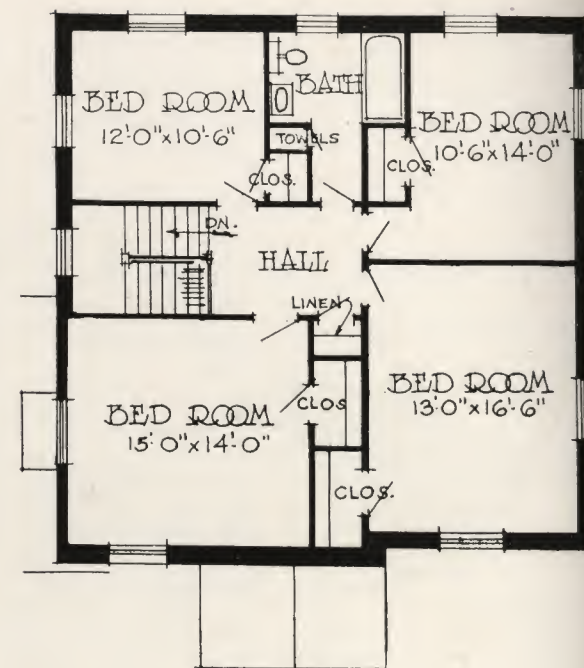
THE INDIANOLA

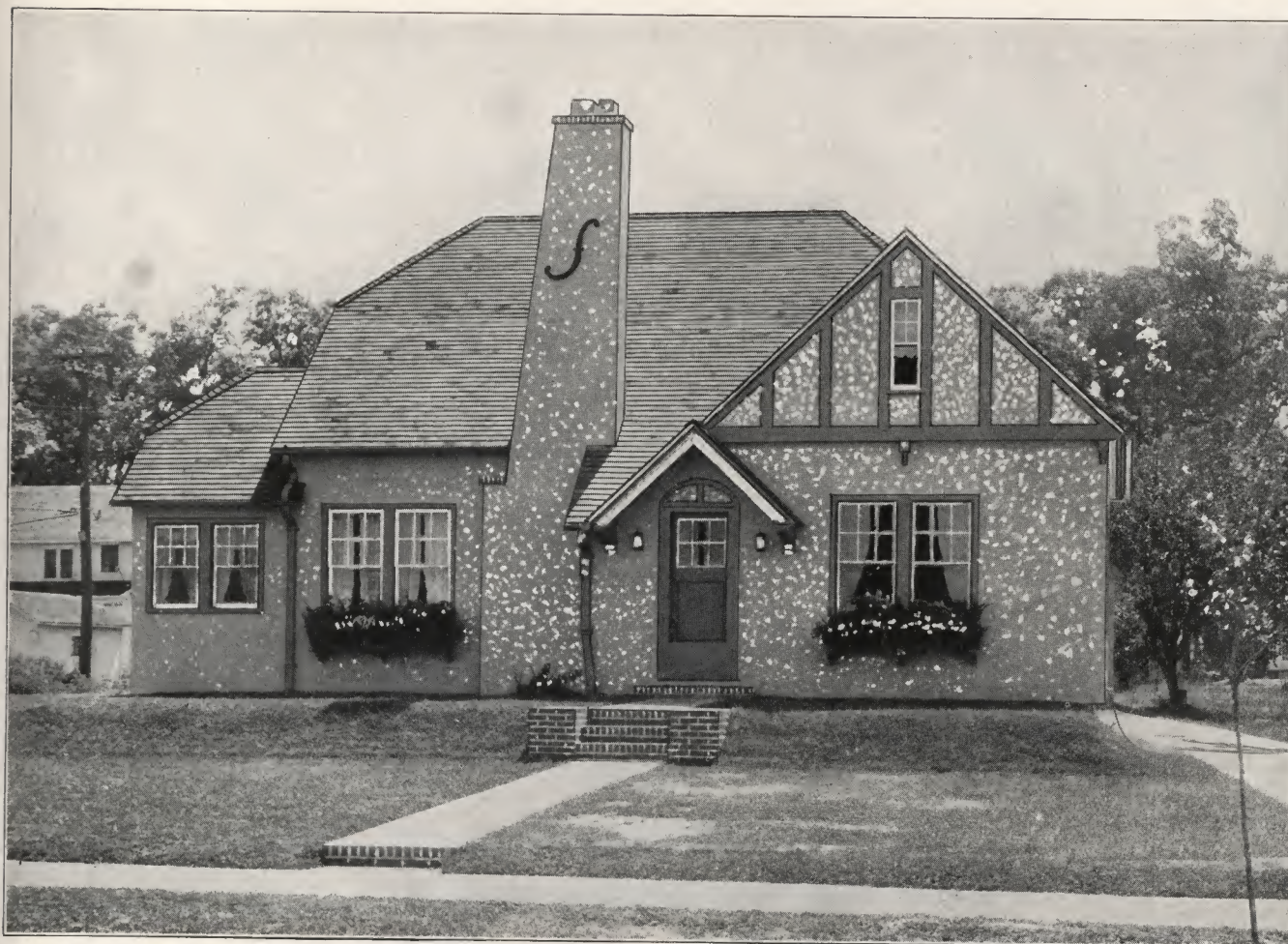
Floor Area 2390 Square Feet

EIGHT ROOMS, BREAKFAST NOOK, TERRACE AND BATH

Overall Dimensions 41'-0" x 40'-0"

A PERSON'S individuality is reflected in the kind of house he builds. Here is a home that breathes hospitality. A true lover of a home will appreciate the beauty of this design and plan. As you enter through the vestibule you feel the spirit of welcome that seems to radiate from every nook and corner.





46'-6" x 34'-0"

THE CONSERVATIVE

Floor Area 1269 Square Feet

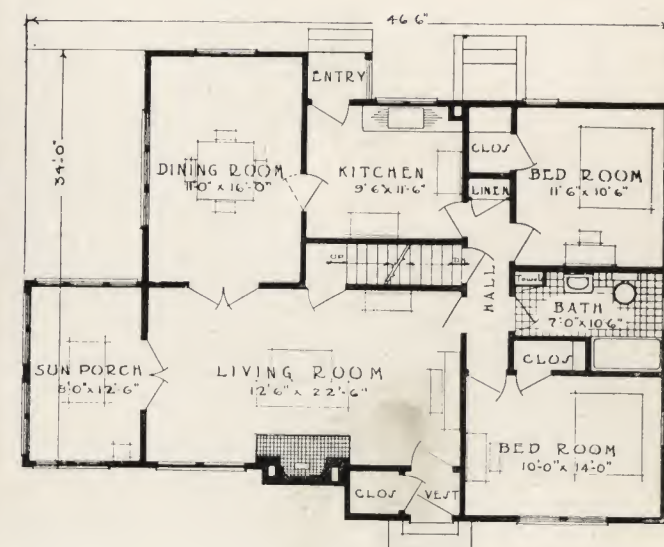
FIVE ROOMS, SUN PORCH, ATTIC AND BATH

Overall Dimensions 46'-6" x 34'-0"

THE SEMI-BUNGALOW is one of the most popular of all types of houses. The high attic provides room for expansion should more space be required as the years go by. No unnecessary initial outlay is required, yet there is available the extra room to be used as required.

Loan "Sharks" pray upon the uninformed.

Secret entrapping of fire may be practically eliminated from lumber built dwellings by proper fire-stopping methods. This problem has been solved by a combination type of "protected lumber construction" developed jointly by the lumber industry and the metal lath manufacturers.



First Floor

Adding to each type of construction the cost of floors, doors, roofs, interior finish, etc., and dividing by the total number of square yards of wall surface, it is found that the cost of brick veneer construction is often 20 to 25 per cent greater than frame construction, and that solid brick construction is about 40 per cent more expensive than frame construction.



26'-0" x 28'-0"

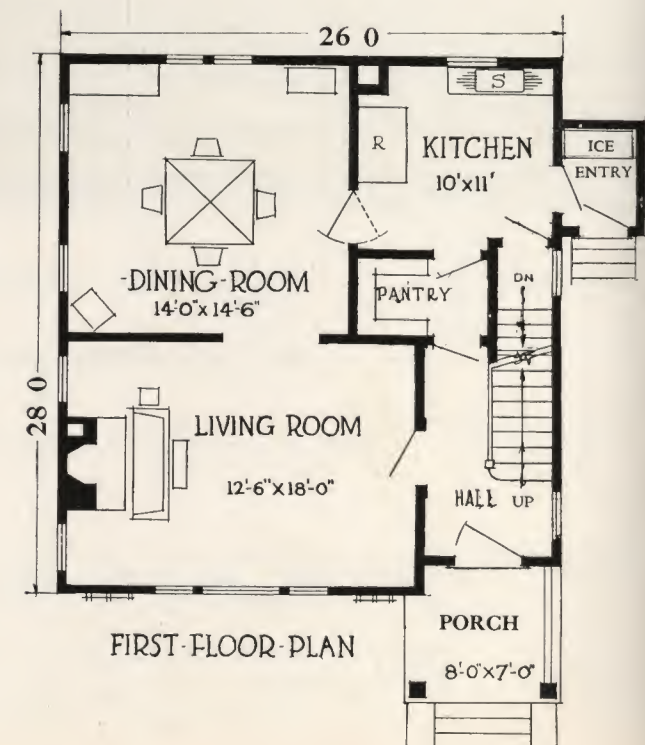
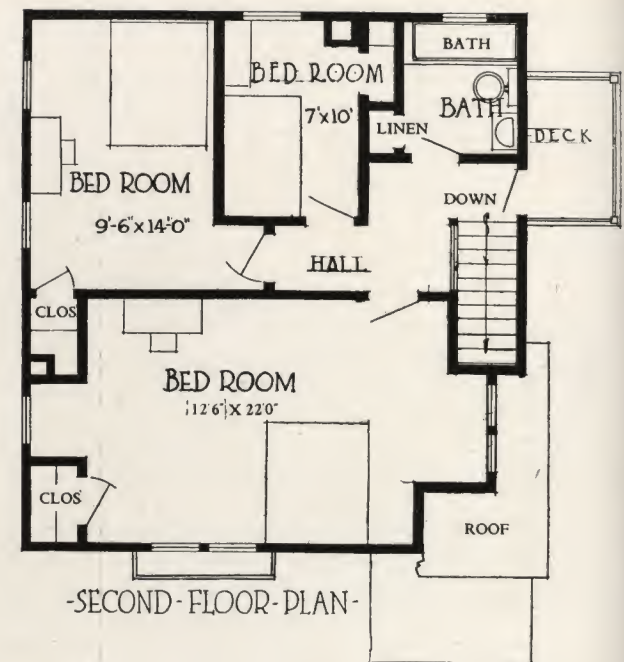
THE JAMES

Floor Area 1420 Square Feet

SIX ROOMS, BATH AND PORCH

Overall Dimensions 30'-0" x 35'-0"

IN THIS example of English cottage architecture the objective was to provide a picturesque and attractive home suitable for a suburban or city lot of narrow width. No expense is added for unnecessary ornament or complicated construction. There is a simplicity and dignity about this clean-cut design obtained by careful study, which will be appreciated.





26'-0" x 35'-0"

THE BETA

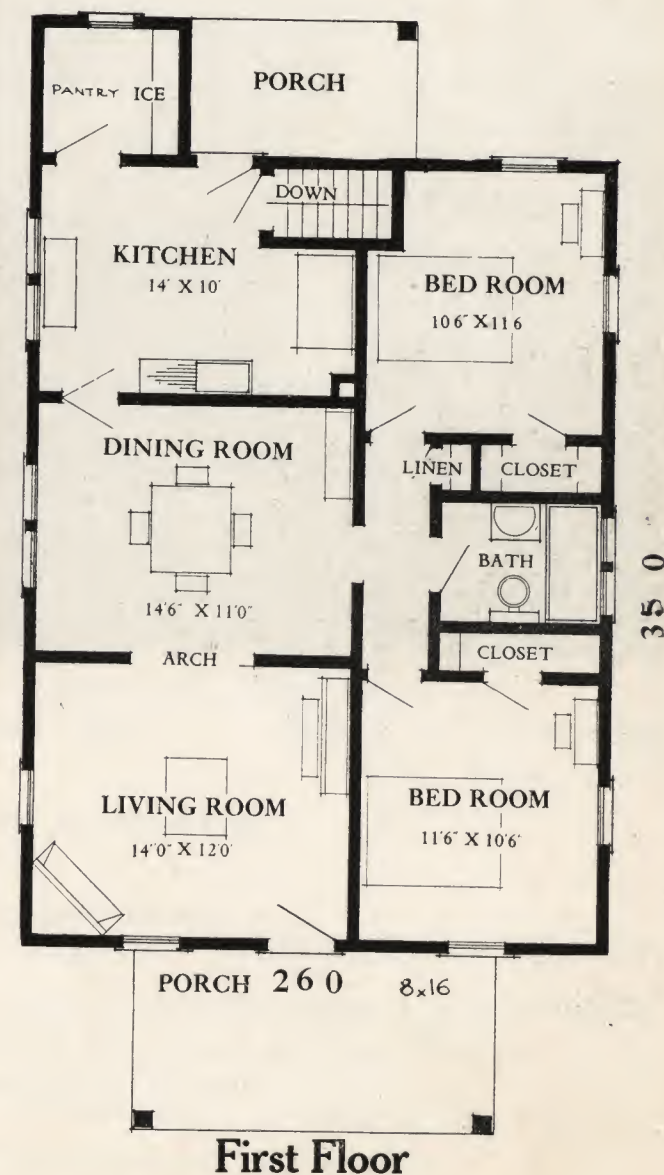
Floor Area 975 Square Feet.

FIVE ROOMS AND BATH

Overall Dimensions 26'-0" x 49'-0"

THE TYPE of home a building contractor designs for himself should certainly be a dependable criterion of value. The Beta is such a home. Unfortunately the picture was taken before the gardening program which is contemplated for this design was completed. Shrubbery will make all the difference in the world.

America owes its place in the world to the character of its home life and it owes its home life almost entirely to our heritage of forest resources.





30'-0" x 34'-0"

THE DELMONT

Floor Area 800 Square Feet

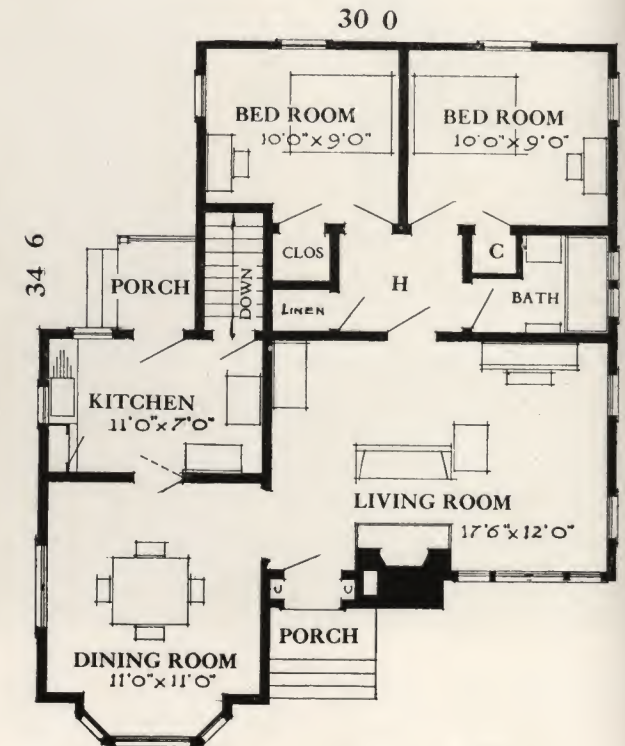
FIVE ROOMS, BATH AND PORCH

Overall Dimensions 30'-0" x 37'-0"

A BUNGALOW meeting in every particular the requirements of good architecture, exquisite taste and practical planning is to be found in the Delmont. It has an individual charm difficult to equal and may be placed on a narrow lot.

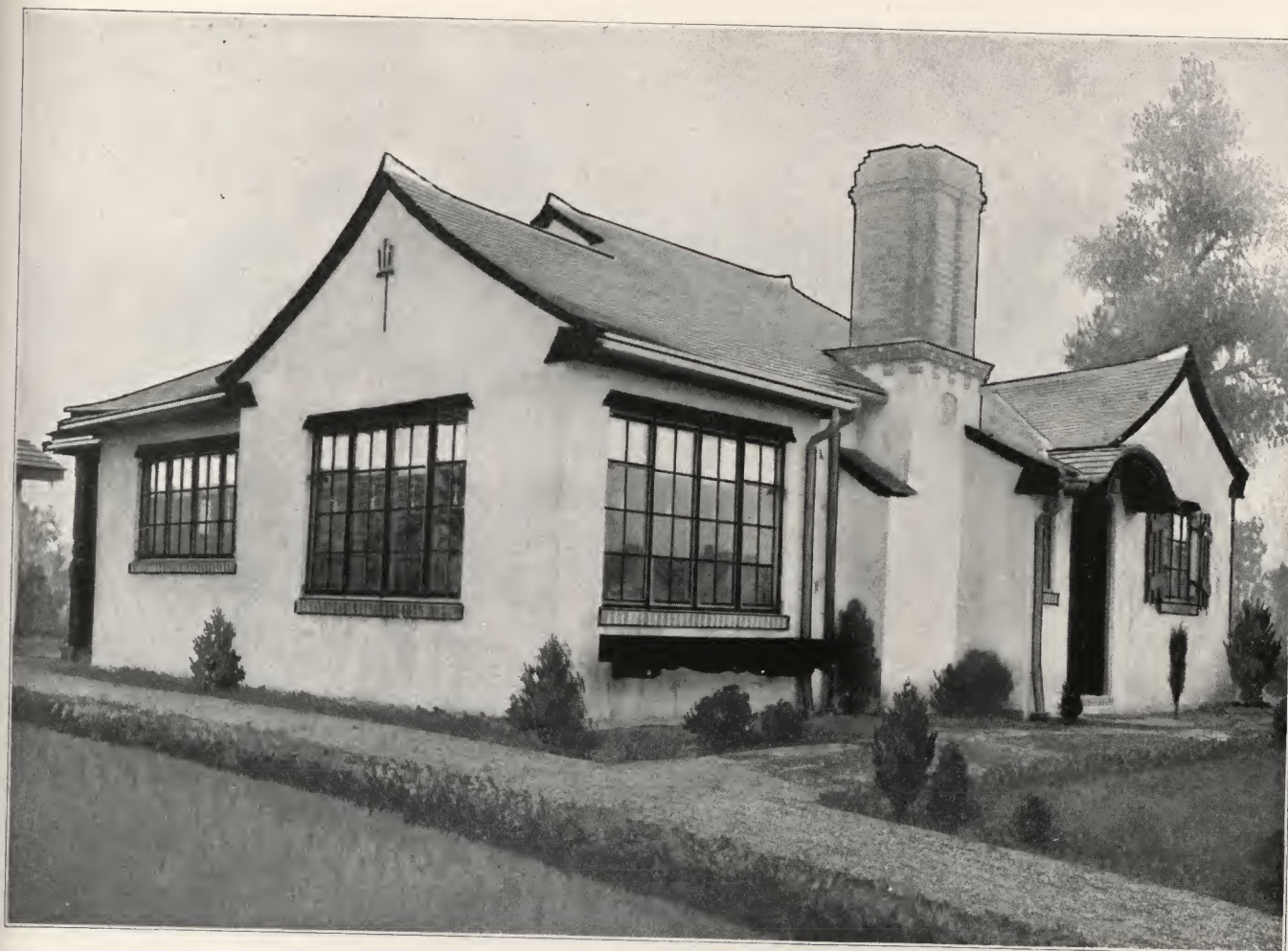
The joy of planning your home is the joy of self-expression.

The builder of wood can point to numberless instances of wooden siding on houses which has given good service for fifty years or more, and to many cases of durability of more than one hundred years.



THE DELMONT
30'0" x 34'6"
First Floor

Unimpeachable scientific opinion based upon recent exacting tests of building materials conducted under the auspices of the Norwegian government now clearly justify the contentions of the lumber industry.



34'-0" x 36'-6"

THE SUNNY SPAIN

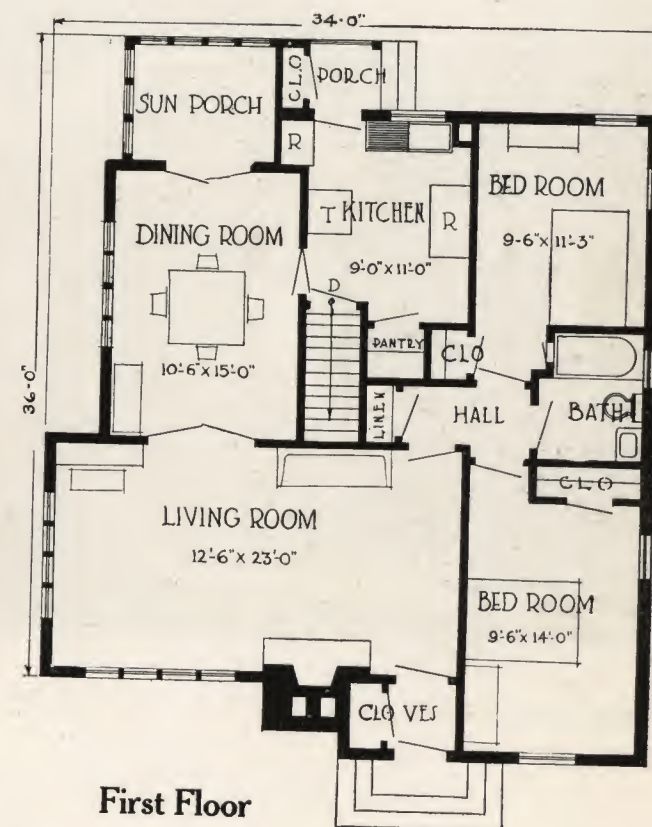
Floor Area 1250 Square Feet

FIVE ROOMS AND BATH

Overall Dimensions 34'-0" x 40'-0"

WHILE the Spanish bungalow may be regarded as indigenous to Southern California the modified type here shown has been adapted to northern climates. The plan is sufficiently condensed so that it may be used for a city lot of ordinary size. In the choice of structural material frame is recommended.

Lumber's superiority as a home building material is not based solely upon economy. Yet economy of construction is a vital element in all building, and especially in home building.



First Floor

Lumber is the oldest and most characteristic American manufacturing industry, and "probably effects the life of the nation more intimately than any other industry except agriculture."



34'-0" x 34'-0"

THE DALE

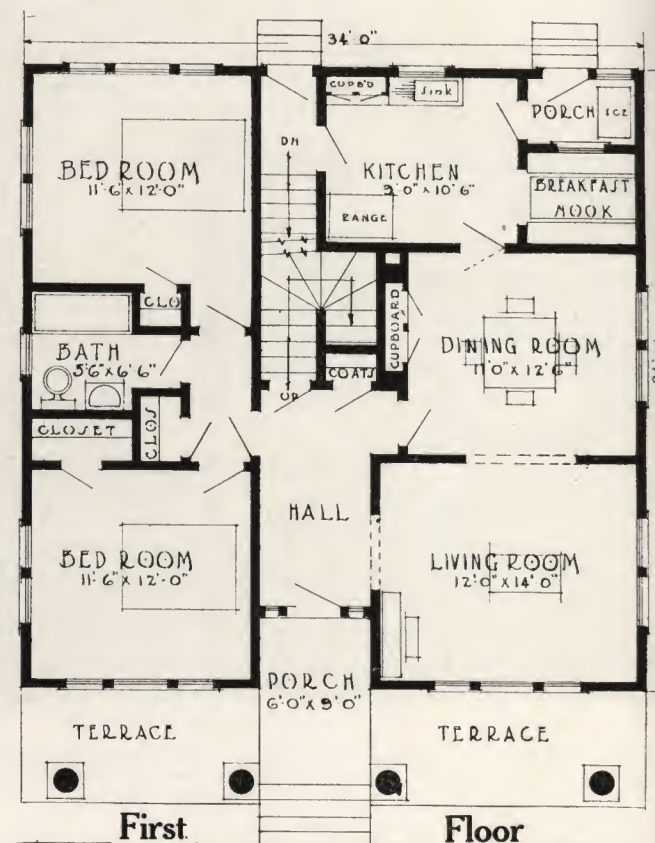
Floor Area 1156 Square Feet

FIVE ROOMS, BATH, PORCH, TERRACE, ATTIC AND BREAKFAST NOOK

Overall Dimensions 34'-0" x 40'-0"

ECONOMIES run all through this design. Note the simplicity of outline; the minimum amount of labor required in constructing the roof. In the interior arrangement every foot of waste space has been eliminated. A charming bungalow without any unnecessary frills.

Lumber qualities are known; it is easy to work; it can be cut and shaped by almost anyone into the numberless uses required for the shelter and comfort of man.



People often wonder why lumbermen do not reforest their lands as fast as the virgin timber is cut off. Excessive taxation, which eats into the value of second growth timber faster than the accretion of the value by growth, is one of the reasons.



32'-0" x 26'-0"

THE STATE

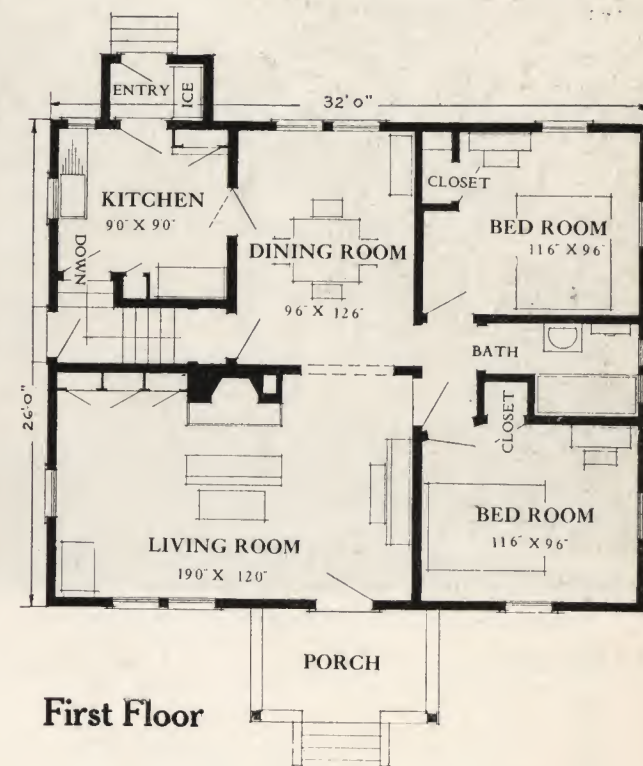
Floor Area 832 Square Feet

FIVE ROOMS, BATH AND PORCH

Overall Dimensions 32'-0" x 36'-0"

SIMPLE and attractive in exterior design with many points in the plan which will commend themselves to the housekeeper make The State a favorite. For future expansion a stairway from the dining room is arranged. A door from the dining room gives private access to the bedroom hall.

Lumber homes are effectively insulated by the material itself, and the air chambers in the walls incidental to its use. This makes lumber homes cooler in summer and warmer in winter.



Mere cheapness should not govern your selection of materials but where cheapness and quality meet as in the selection of lumber for your home do not hesitate.



44'-0" x 30'-0"

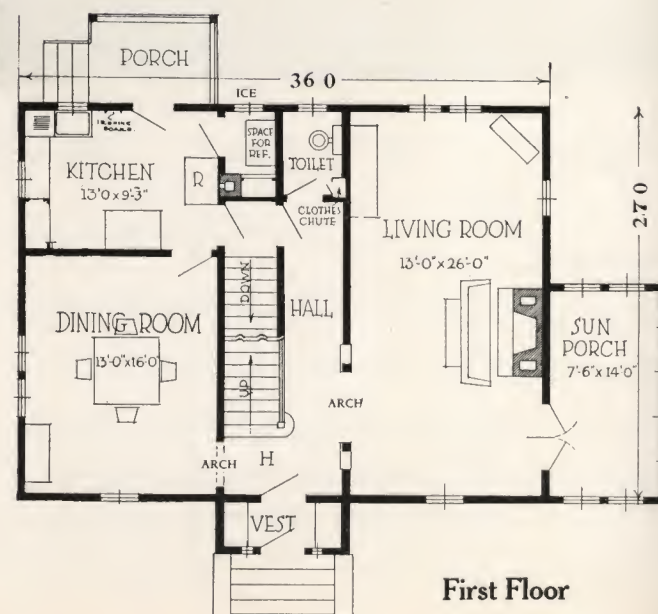
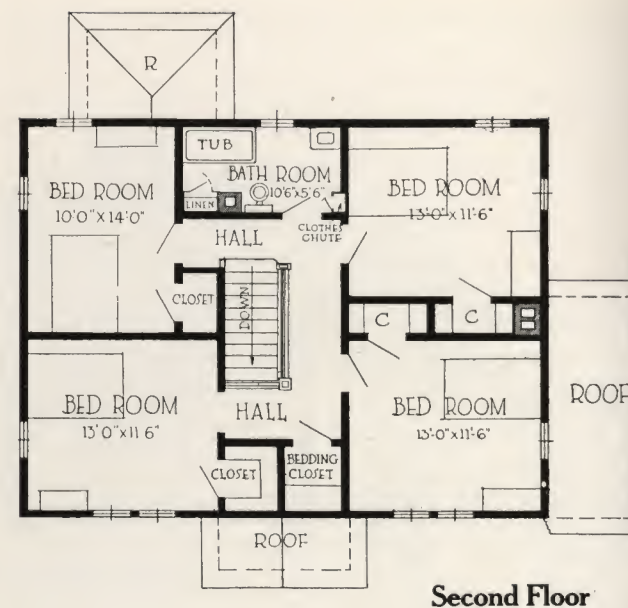
THE BUCKINGHAM

Floor Area 2090 Square Feet

SEVEN ROOMS, SUN PORCH AND BATH

Overall Dimensions 44'-0" x 36'-0"

BUCKINGHAM is a design which has proven to be one of the most popular for better suburban residential districts, with enough originality in treatment to keep it from the somewhat "quaint" appearance which in some instances makes too rigid an adherence to authentic originals look self-conscious.





28'-0" x 24'-0"

THE CHALET

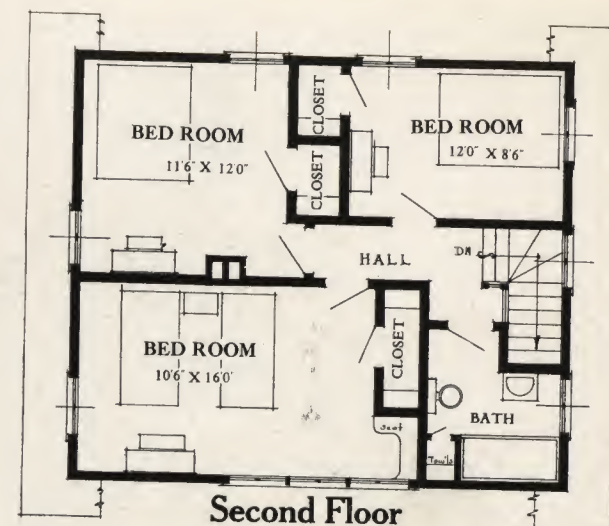
Floor Area 1335 Square Feet

SIX ROOMS, BREAKFAST NOOK AND BATH

Overall Dimensions 28'-0" x 27'-0"

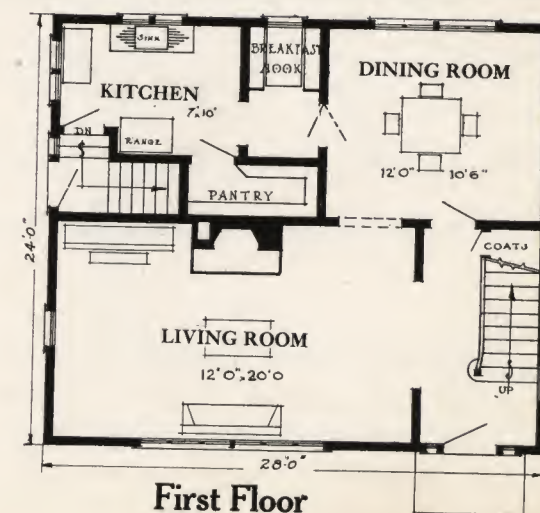
THE CHALET is an unusually successful design of the picturesque Swiss type adapted to American needs. In simplicity of arrangement and plan it cannot be excelled. Wide casement windows add to the cheer of the room within and give to the stuccoed exterior distinction.

A good home for any family.



How can I invest my money so that it will give me pleasure while it is earning dividends?

Build a home with it. Spending money for a home is the only known way of eating your cake and having it too.





26'-0" x 27'-6"

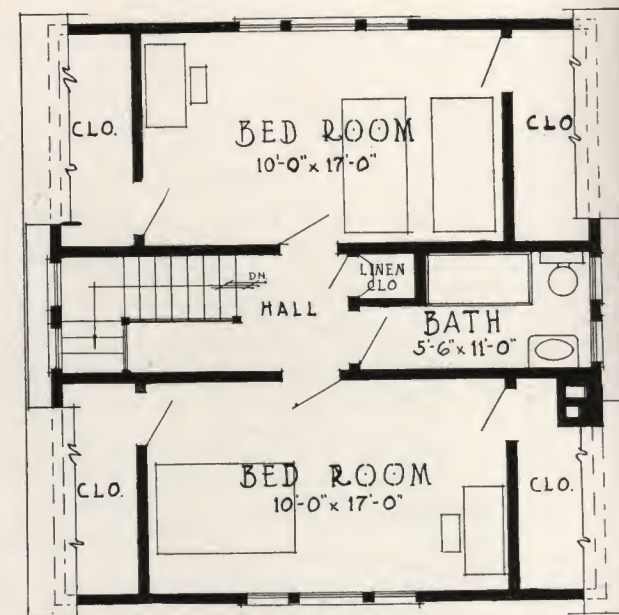
Floor Area 1430 Square Feet

THE GABLES

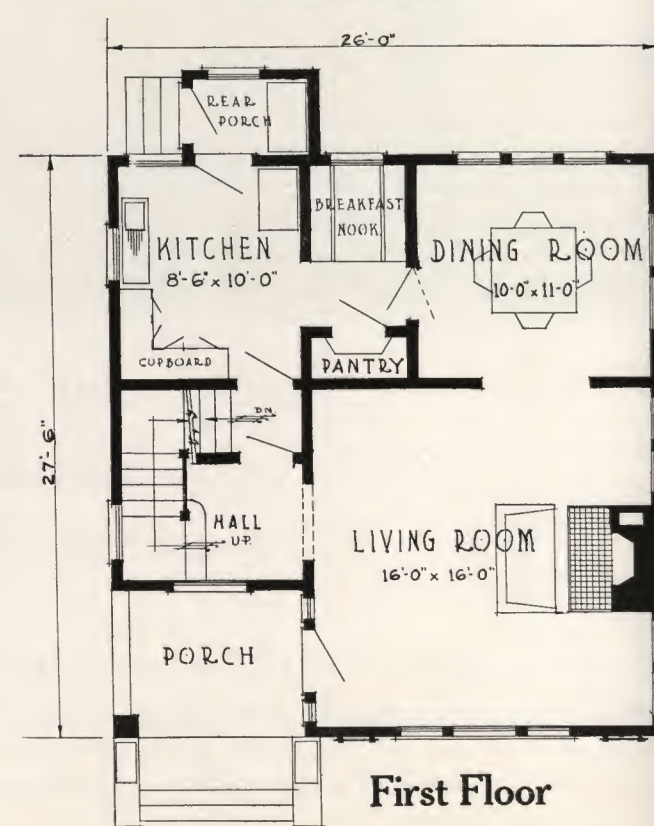
FIVE ROOMS, BREAKFAST NOOK, PORCHES AND BATH

Overall Dimensions 26'-0" x 32'-0"

PLANS square with no projections in which the designer has achieved the picturesque are rare. This design is particularly suited for a narrow lot. Economy in construction is achieved by the simple outline in plan. In some instances this house was built with the front door leading into the hall instead of directly into the living room.



Second Floor



First Floor



26'-0" x 26'-0"

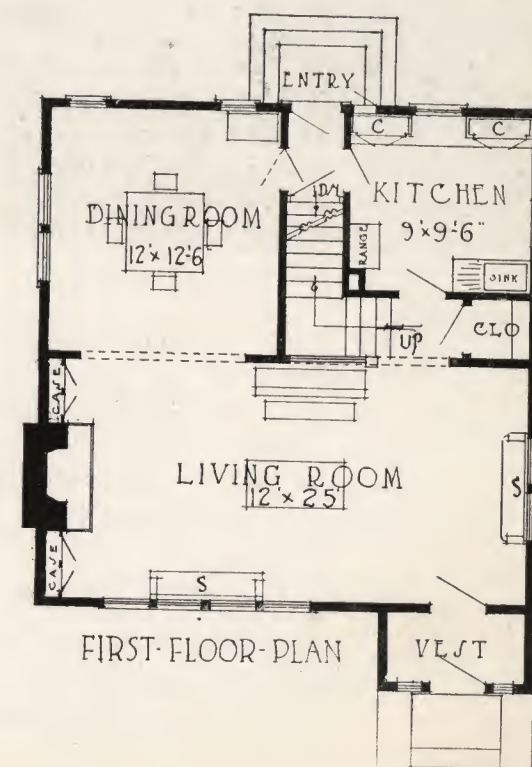
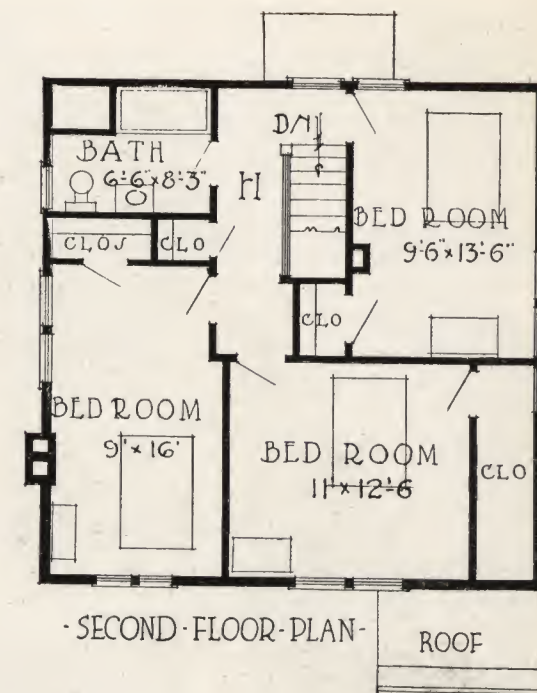
THE BROOK

Floor Area 1384 Square Feet

SIX ROOMS AND BATH

Overall Dimensions 27'-0" x 31'-0"

HIGH pitched roofs are characteristic of the English Cottage. As a reaction from the square house, which has been so popular for the last few years the public is offered the English cottage type, which seems to have found favor with a great many. The house presented on this page is small and compact.





28'-0" x 31'-6"

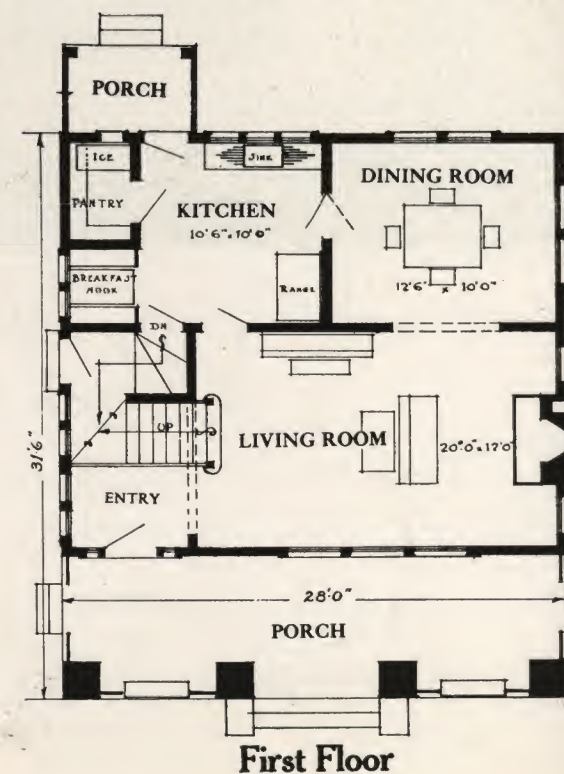
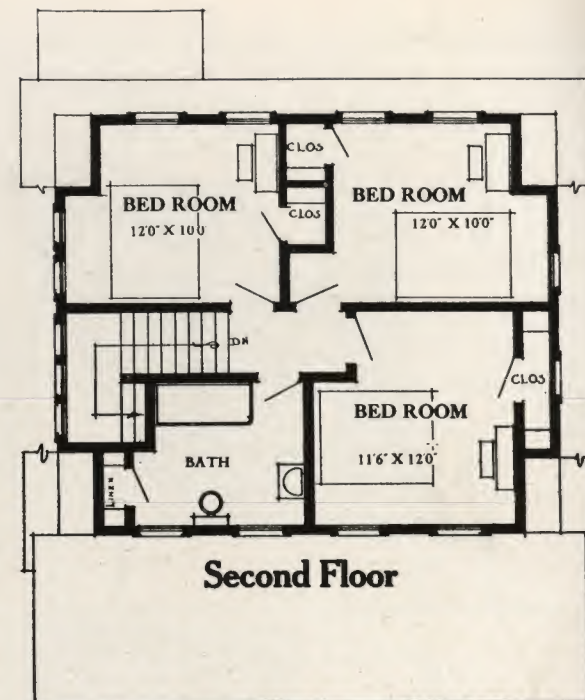
THE JOHN

Floor Area 1285 Square Feet

SIX ROOMS, BREAKFAST NOOK AND BATH

Overall Dimensions 29'-6" x 40'-0"

THE JOHN is of the modified Dutch Colonial type so popular in the middle west. The porch is added to the main body of the house of which the gambrel roof forms the important feature. The four wide windows in the wide front gable give an indication of the liberal proportions of the interior.





24'-0" x 31'-6"

THE EVERETT

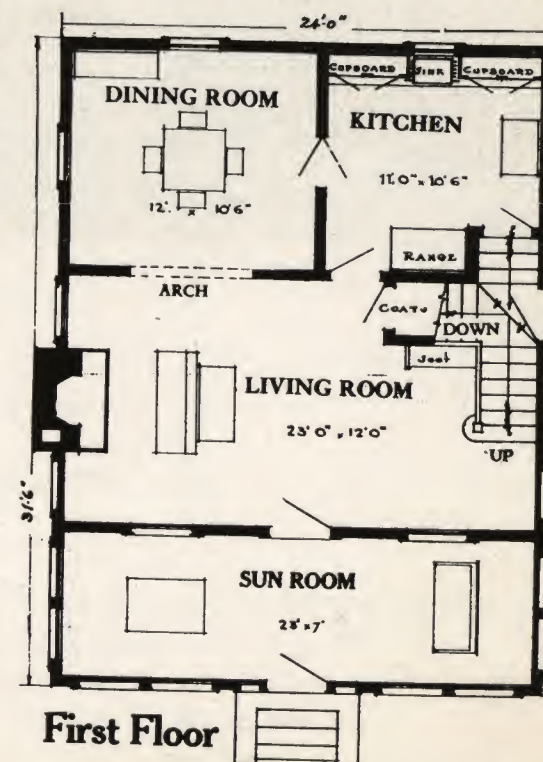
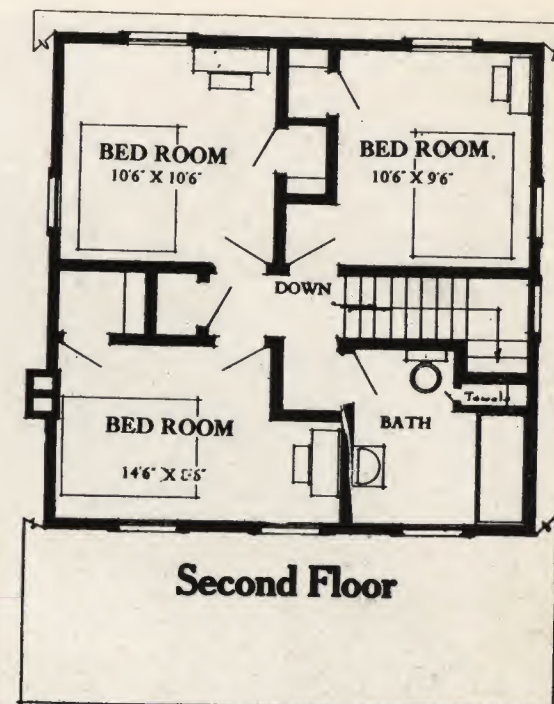
Floor Area 1335 Square Feet

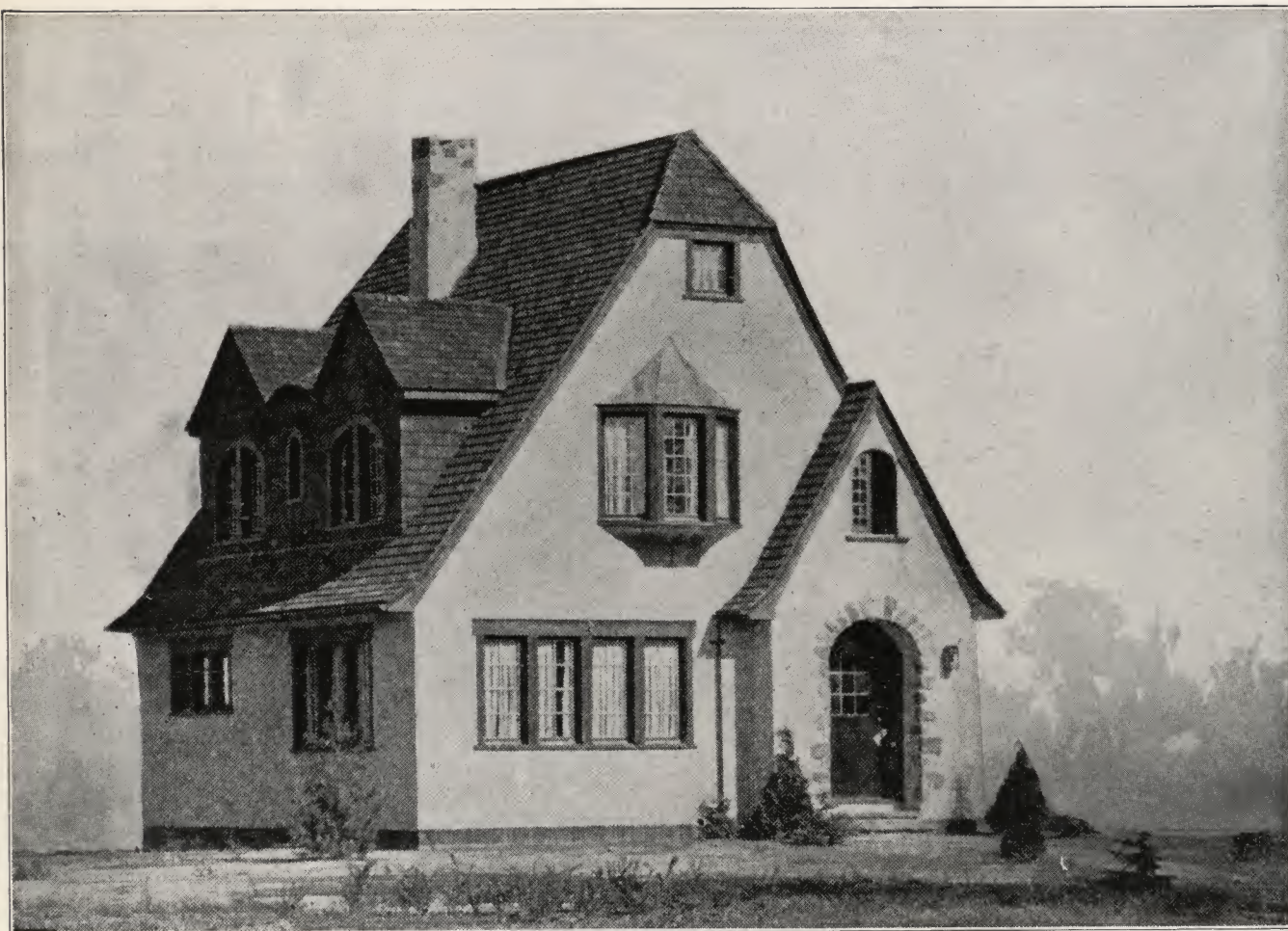
SIX ROOMS, SUN ROOM AND BATH

Overall Dimensions 25'-0" x 35'-0"

IN THIS narrow front house a feature has been added not usually incorporated in a house of the dimensions herein indicated—namely the enclosed sunporch. Desirable as is the open porch, the enclosing walls render the porch serviceable at all seasons and in all kinds of weather.

First aid to the home builder—the building and loan.





26'-0" x 26'-0"

THE COTTAGE

Floor Area 1350 Square Feet

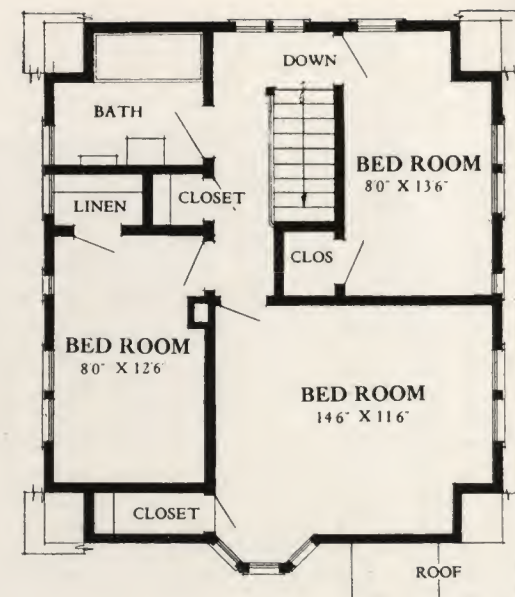
SIX ROOMS AND BATH

Overall Dimensions 26'-0" x 36'-0"

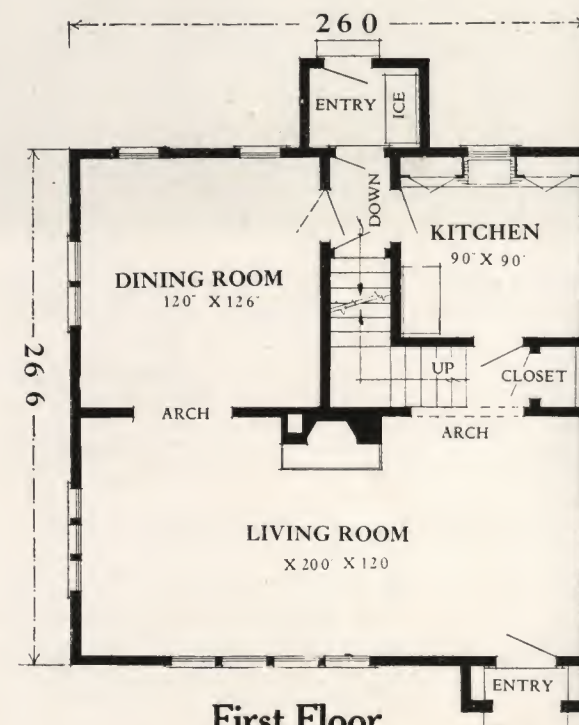
DOMESTIC work of England is recalled by this charming cottage of interesting outline. The high pitched roof with its double dormer windows gives an added charm to the composition. The entrance is emphasized by a projecting bay affording space for a narrow vestibule.

Lumber homes need not grow dull, weatherstained or damp.

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Second Floor



First Floor



20'-0" x 31'-6"

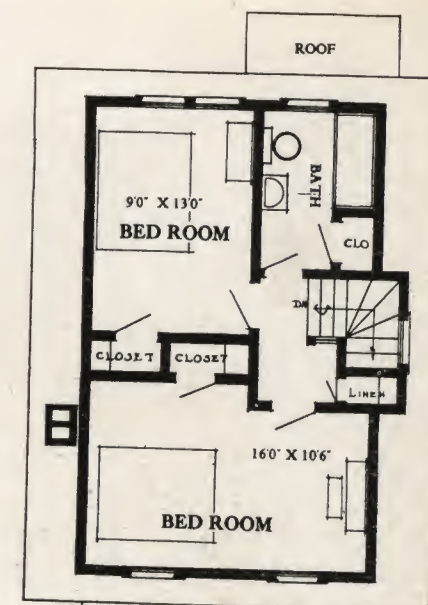
THE HARTWELL

Floor Area 1046 Square Feet

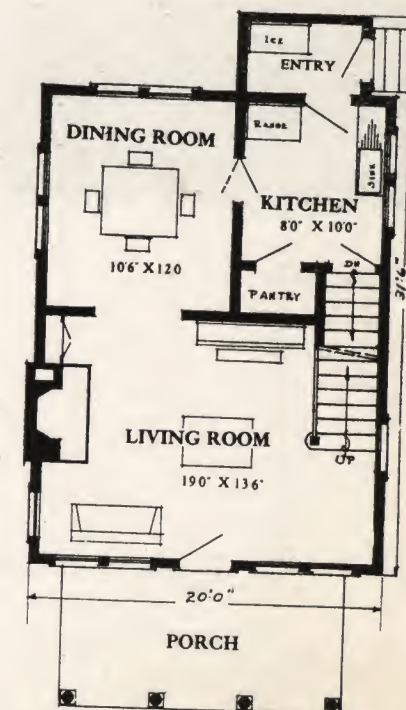
FIVE ROOMS, ENTRY AND BATH

Overall Dimensions 21'-0" x 39'-6"

ALL SKILLED designers find in the design of the very narrow house a problem which requires ingenuity and restraint. This inexpensive house has excellent lines and mass in which the effects are obtained without the use of ornamentations by proper handling of masses and window grouping.



Second Floor



First Floor



22'-0" x 28'-0"

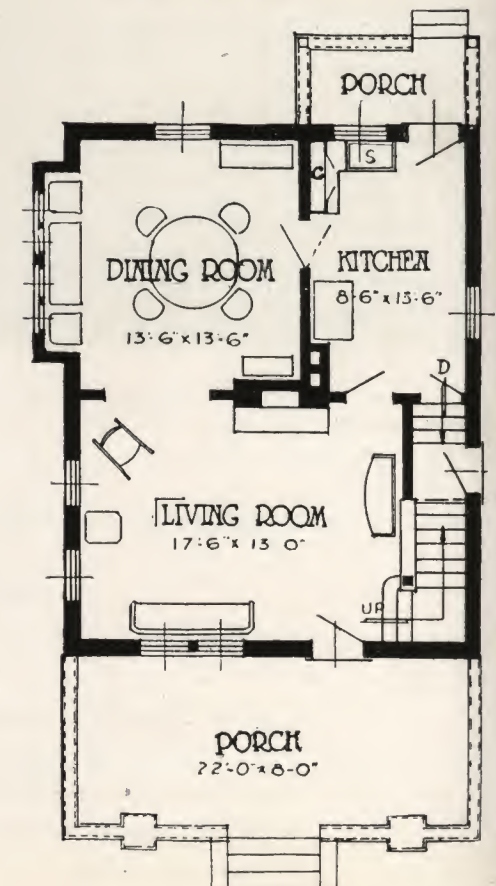
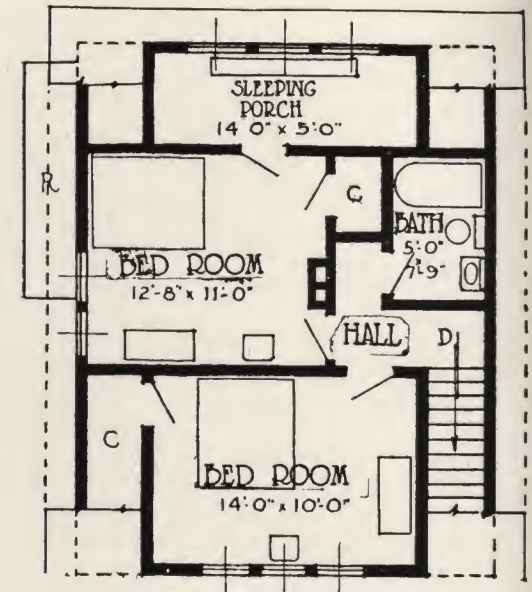
THE FRANKLIN

Floor Area 1232 Square Feet

FIVE ROOMS, BATH AND SLEEPING PORCH

Overall Dimensions 24'-0" x 40'-0"

FOR AN attractive home of cottage type designed for a narrow lot this design has proven deservedly popular. The house is rectangular in plan with no projections. Although the house has no attic the rooms will be found cool in summer because of the cross-ventilation afforded by the practical arrangement of the windows.





24'-0" x 28'-0"

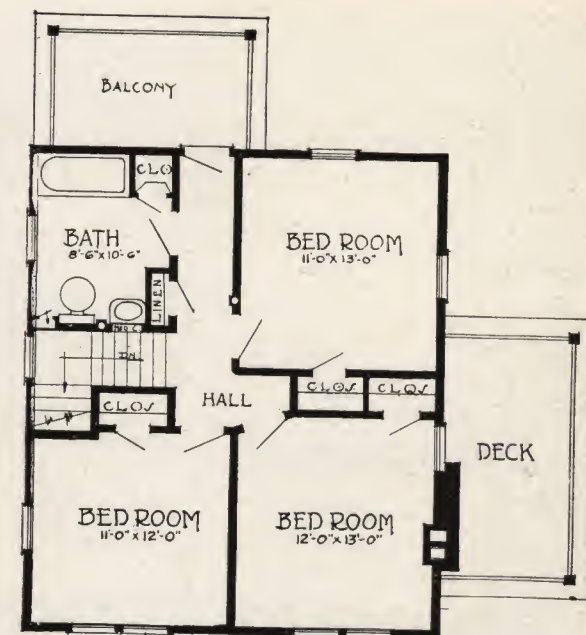
THE CLEMATIS

Floor Area 1565 Square Feet

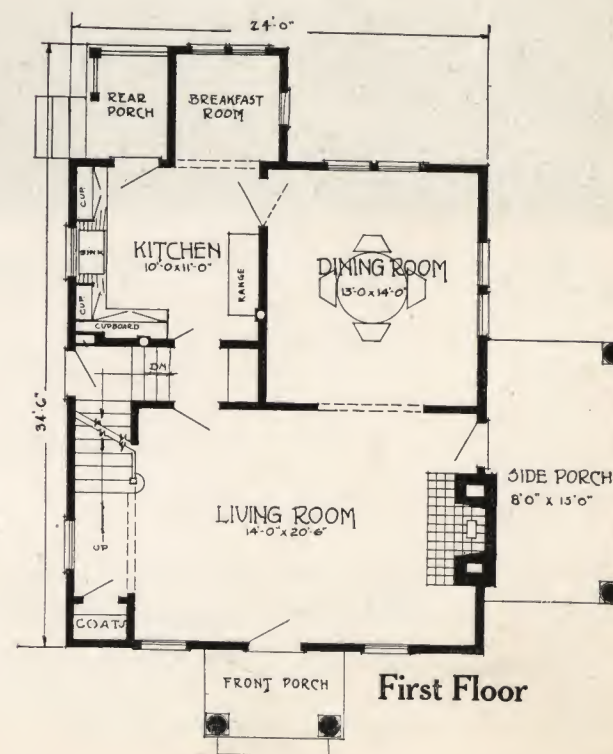
SIX ROOMS, BREAKFAST ROOM AND BATH

Overall Dimensions 32'-0" x 39'-0"

S QUARE frame houses of which the New England Colonial farm house is the prototype, are always popular. The breakfast room, the arrangement of the living room and the grade entrance are features in which this modern house excels that of the early American pioneer. Designs of this class and style have a universal appeal.



Second Floor



First Floor



23'-0" x 26'-6"

THE SWEET BRIER

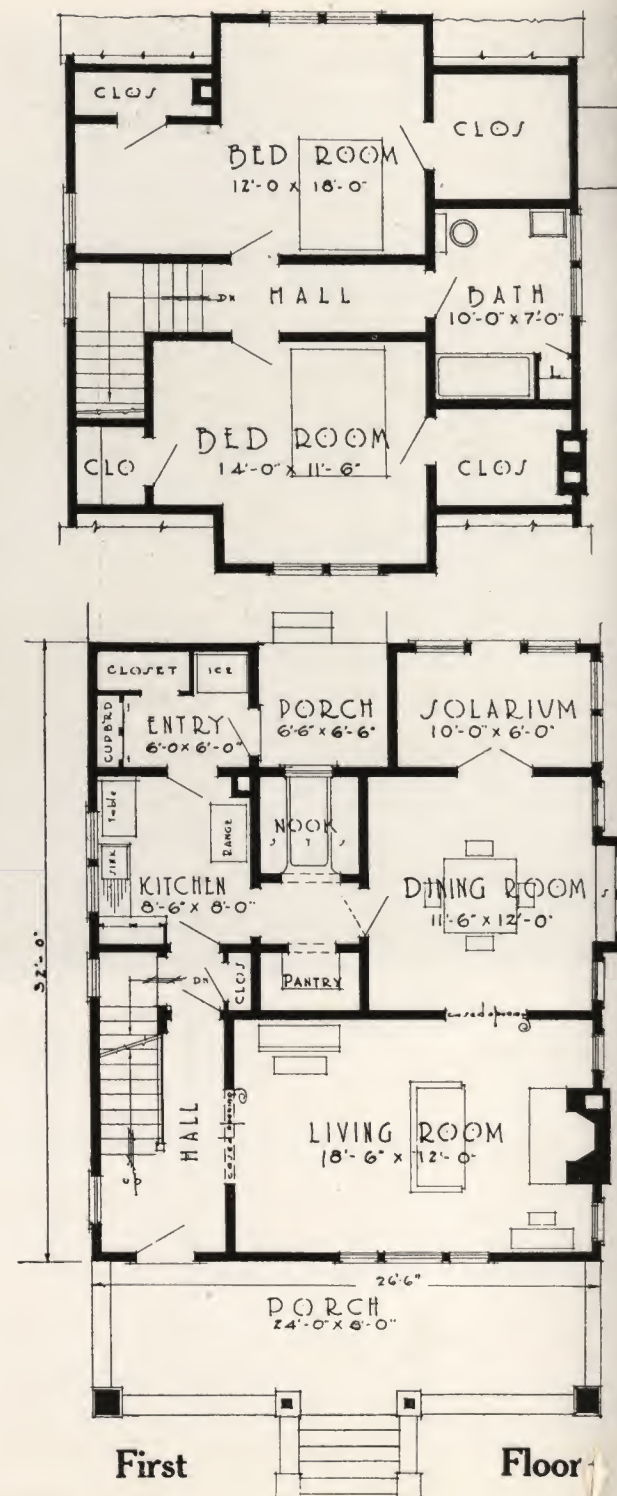
Floor Area 1585 Square Feet

SIX ROOMS AND BATH

Overall Dimensions 26'-0" x 45'-0"

MANY AN attractive home may be built of brick and stucco. This design is one with a spacious porch, and interesting window grouping in the dining room.

Note also the triple windows opening on the porch, the fireplace with windows on each side





30'-0" x 34'-0"

THE THRIFT

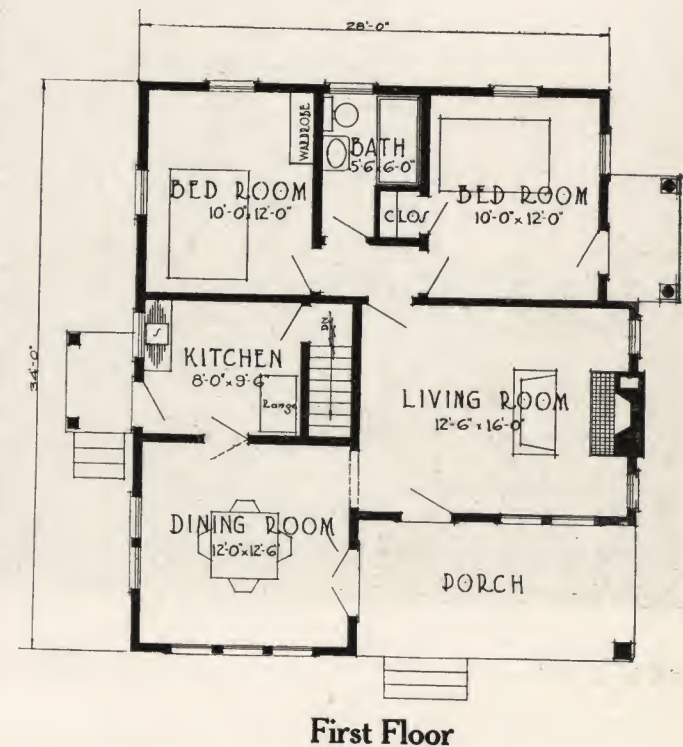
Floor Area 1050 Square Feet

FIVE ROOMS AND BATH

Overall Dimensions 35'-0" x 34'-0"

A MODERN bungalow suitable for a narrow city lot in which the porch is incorporated in the main body of the house. The attractions of the living room may be imagined by referring to the plan which shows a large fireplace at one end flanked by bookcases balanced by a door with a pergola on the side.

Lumber homes, of colonial design, are still the standards of beauty, durability and comfort, and economy in American architecture.



If the coal room is enclosed in dust tight walls and ceiling one of the housekeeper's difficulties will have been removed.



31'-6" x 23'-6"

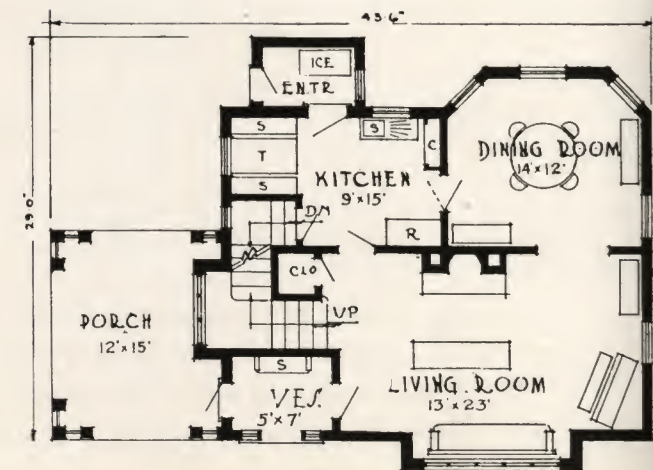
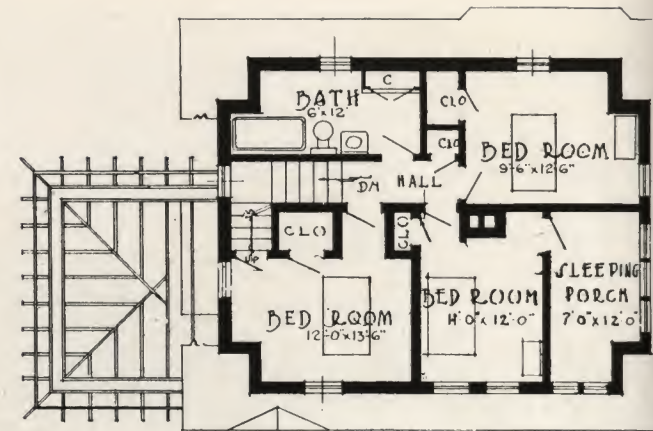
THE ERIE

Floor Area 1500 Square Feet

SIX ROOMS, BREAKFAST ROOM, PORCHES AND BATH

Overall Dimensions 43'-6" x 31'-6"

ERIE IS in the style of the Dutch Colonial with the wide frontage toward the street. The gambrel roof is always popular and lends itself well to frame construction. Unlike the early Colonial plan, in which rooms are grouped symmetrically around a center hall, the living room extends across the front with the entrance at one side.





22'-0" x 44'-0"

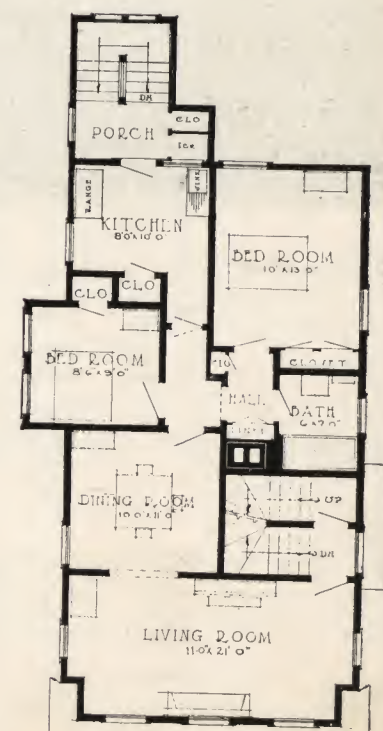
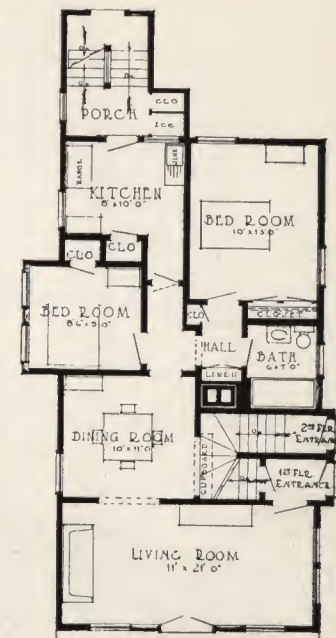
THE BRISTOL-TWO FLAT

Floor Area 2100 Square Feet

EACH—FIVE ROOMS AND BATH

Overall Dimensions 26'-0" x 59'-0"

THIS DESIGN shows a duplex with an apartment upstairs and one down. This artistic design of a two apartment building resembles an individual home, Dutch Colonial in style. Note also the narrow frontage of 22 feet which permits the building to be placed on a thirty foot lot. Each apartment is entered from the side.





26'-0" x 34'-0"

THE MEADOWS

Floor Area 1120 Square Feet

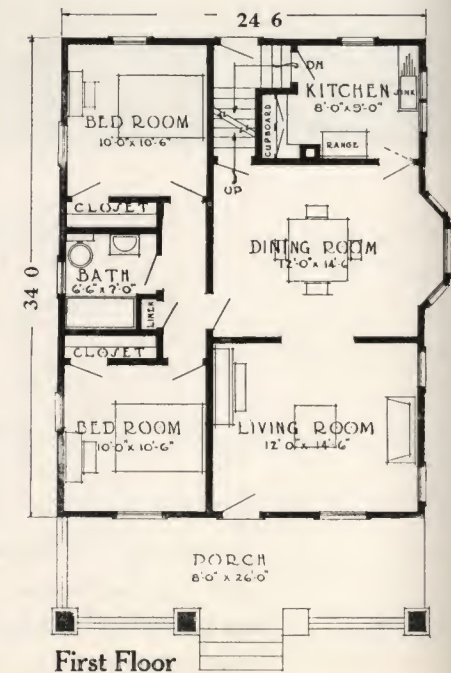
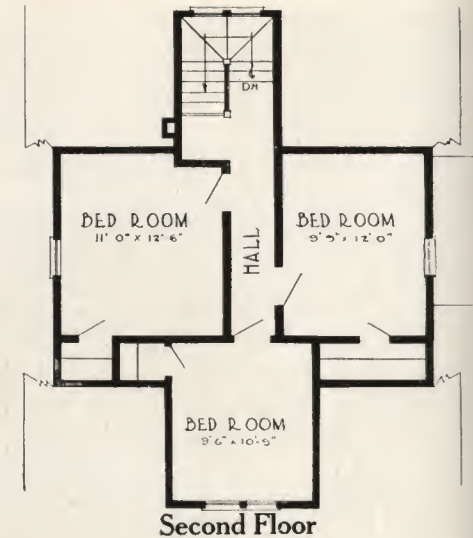
EIGHT ROOMS, BATH AND PORCH

Overall Dimensions 28'-0" x 42'-6"

THE semi-bungalow is ever popular and for very good reasons, comfort, economy and enlargement at a minimum expense. A forty foot lot is all that is required for this house and drive to the garage in the rear.

There is no incentive to thrift like the ownership of property.

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28'-0" x 28'-6"

28'-0" x 38'-0"

THE DAYTON

Floor Area 770 Square Feet

Floor Area 985 Square Feet

TWO FLOOR PLANS

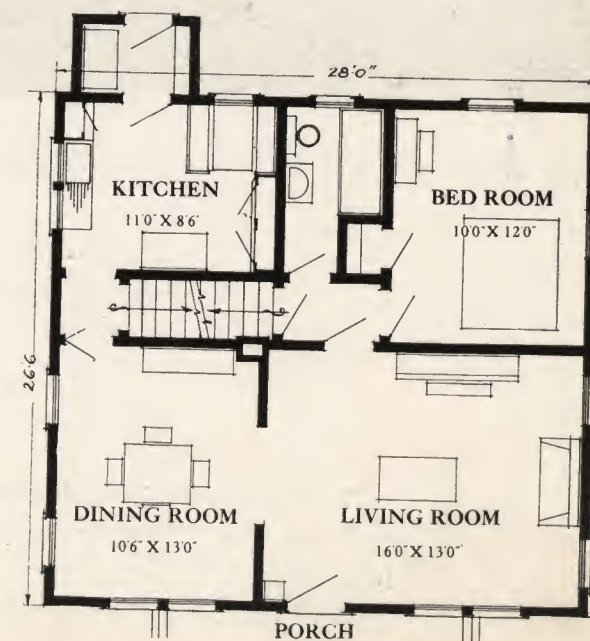
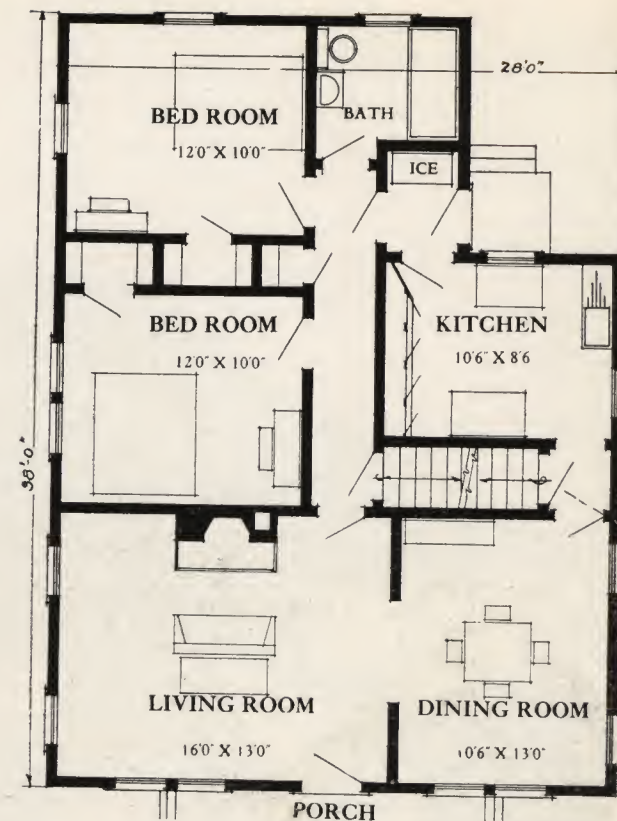
FOUR ROOMS AND BATH

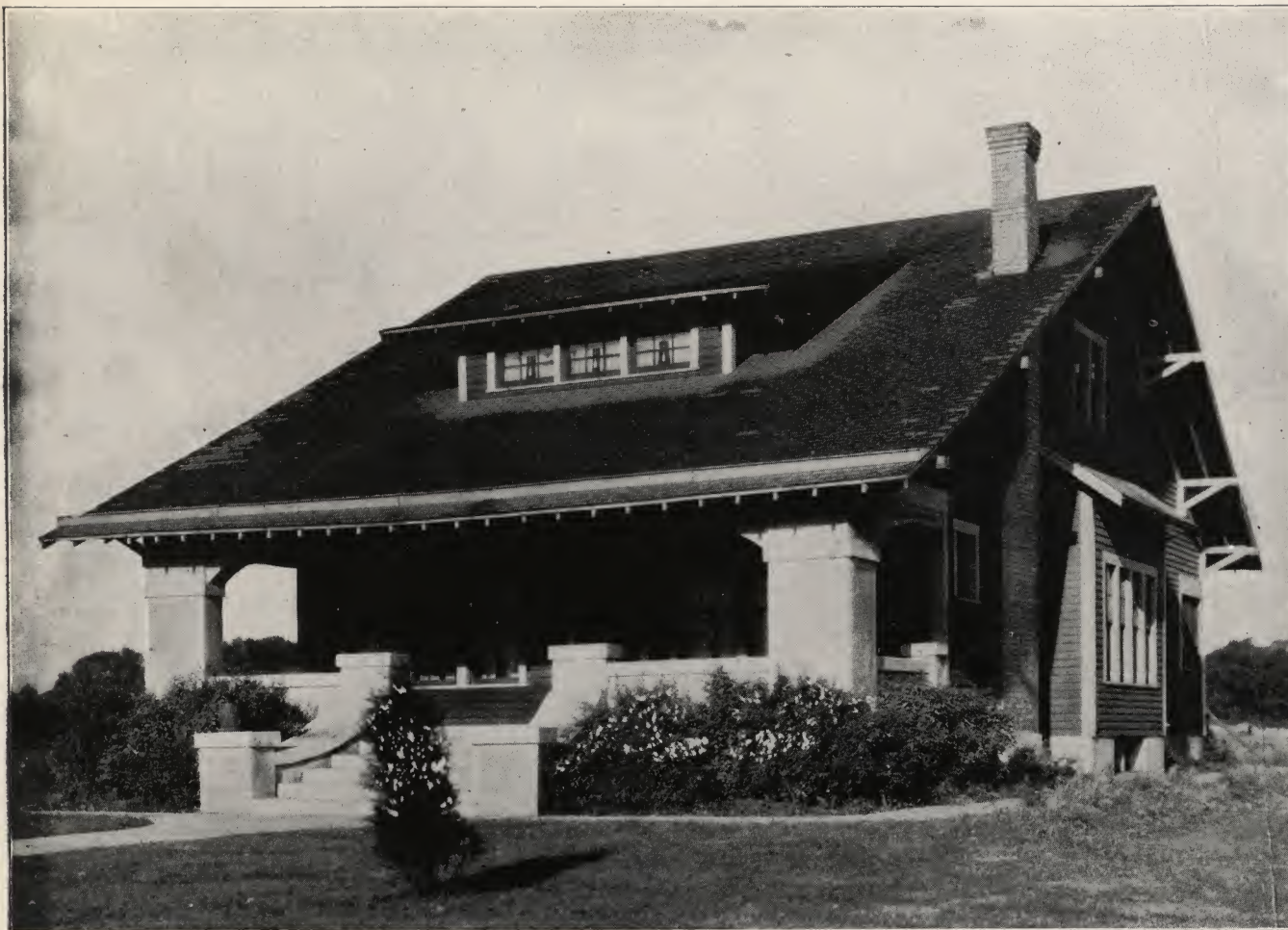
FIVE ROOMS AND BATH

Overall Dimensions Four Rooms 28'-0" x 37'-0"

Five Rooms 28'-0" x 45'-0"

FOR THIS design two floor plans are shown, one for four rooms and another for five rooms accomplished by the addition of an annex in the rear. In both arrangements the attic is made available for rooms or storage. The design is the accepted California bungalow type.





30'-6" x 21'-0"

THE OUTLOOK

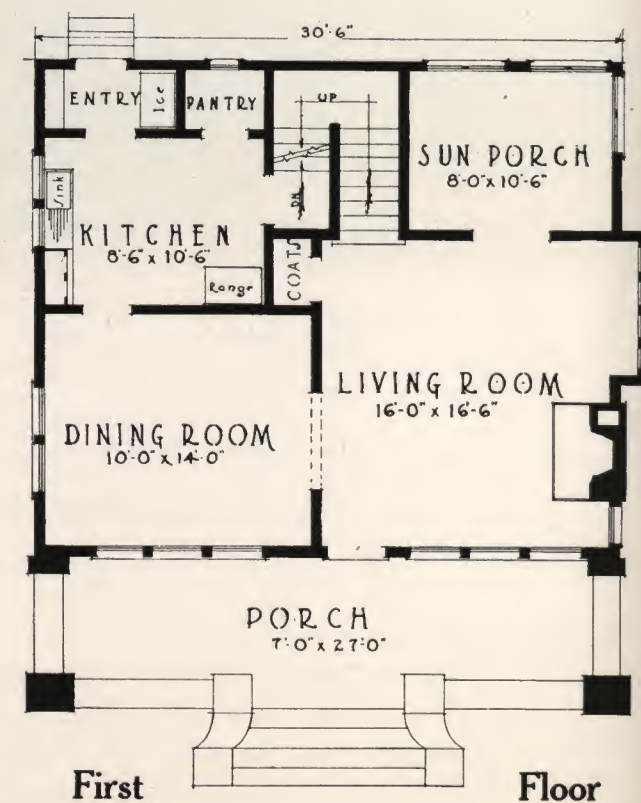
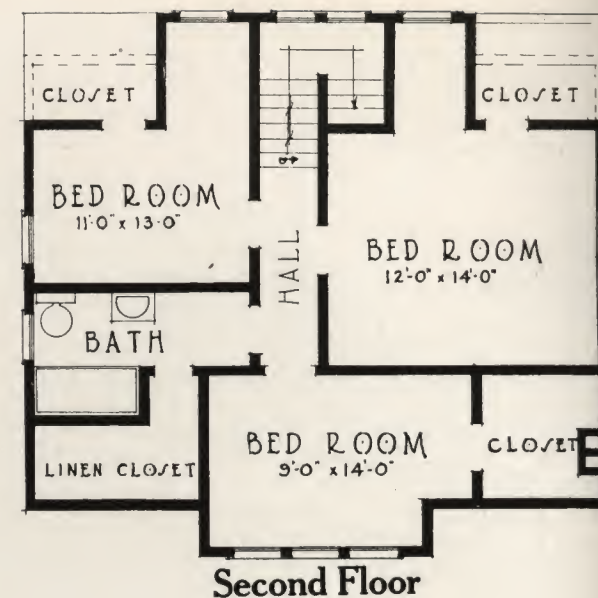
Floor Area 1400 Square Feet

SIX ROOMS, BATH AND PORCH

Overall Dimensions 32'-0" x 33'-6"

NO SACRIFICE should be too great to realize the ambition of owning a home. There is no greater source of happiness and contentment than planning a happy home for one's wife and children. The achievement of this idea is one to which every true man looks forward.

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28'-0" x 26'-6"

THE SPRINGFIELD

Floor Area 1456 Square Feet

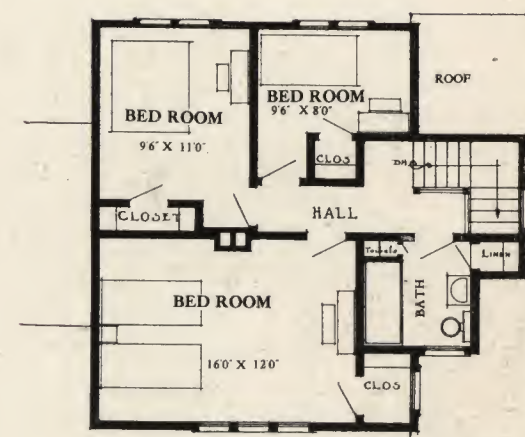
SIX ROOMS, SUN ROOM AND BATH

Overall Dimensions 37'-0" x 26'-6"

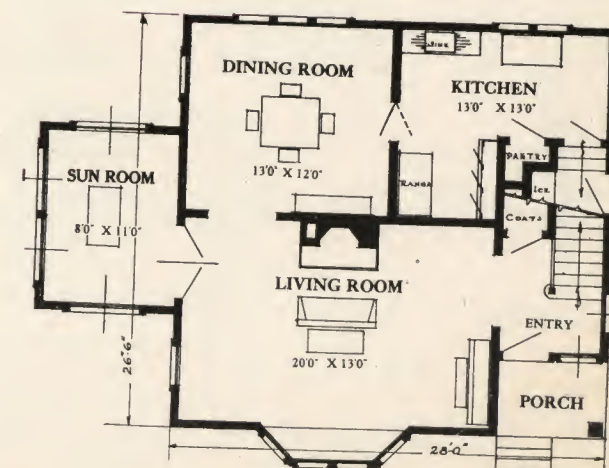
THE SMALL house may be given an effect of breadth and expanse in the hands of the skilled designer. Grouping of windows often makes a design. Is there a more charming composition than the shallow bay, flanked by the lattice work, with the triple window overhead?

The sun porch to the left is a feature not to be underestimated.

America's most famous house is of frame construction. Its oldest house is of frame construction. And by far, the majority of its houses are of frame construction.



Second Floor



First Floor



23'-0" x 31'-0"

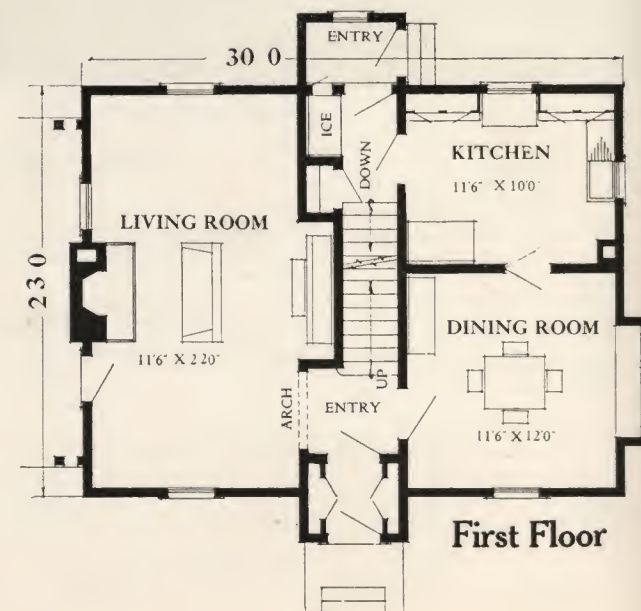
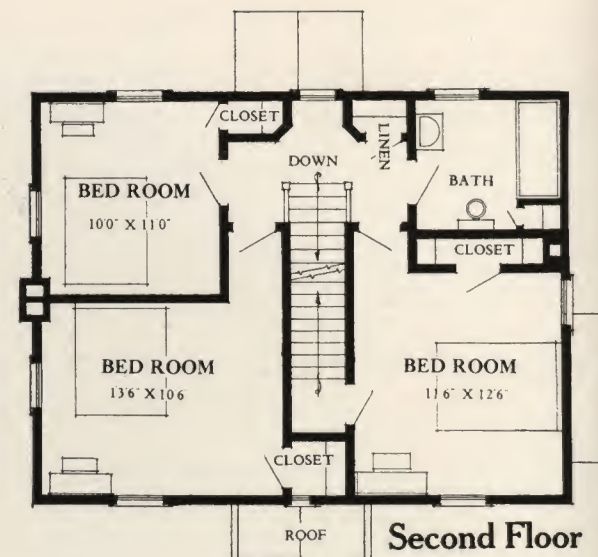
THE ADVANCE

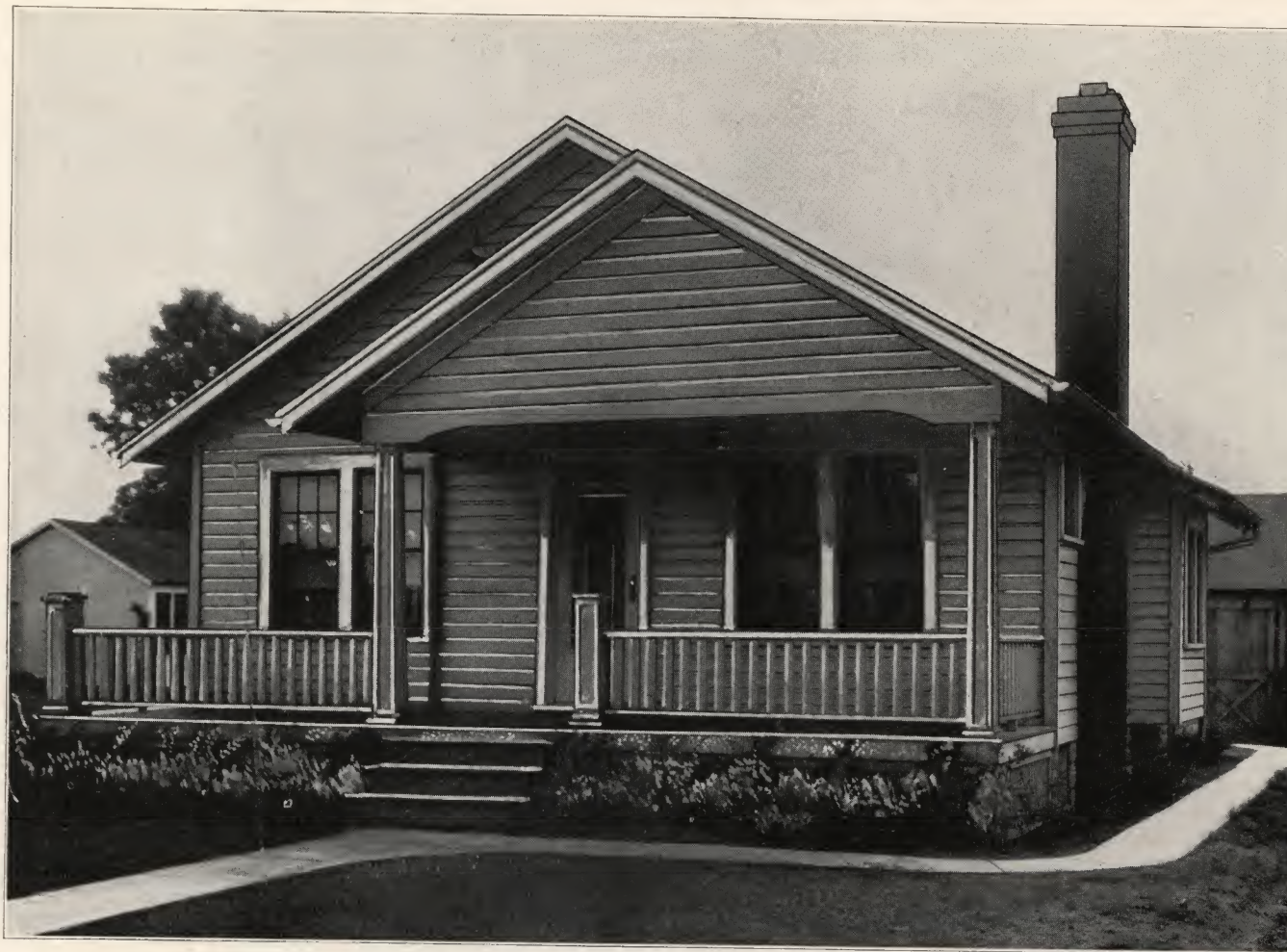
Floor Area 1300 Square Feet

SIX ROOMS AND BATH

Overall Dimensions 30'-0" x 41'-0"

HOMES of the type here shown are distinctly American. Its prototype is the early farm house of the New England states. Without destroying the simplicity of the plan the designer can inject modern ideas. The conversion of an early farm house into a home of the most up-to-date type is not a difficult matter.





34'-6" x 28'-0"

THE BUTTERCUP

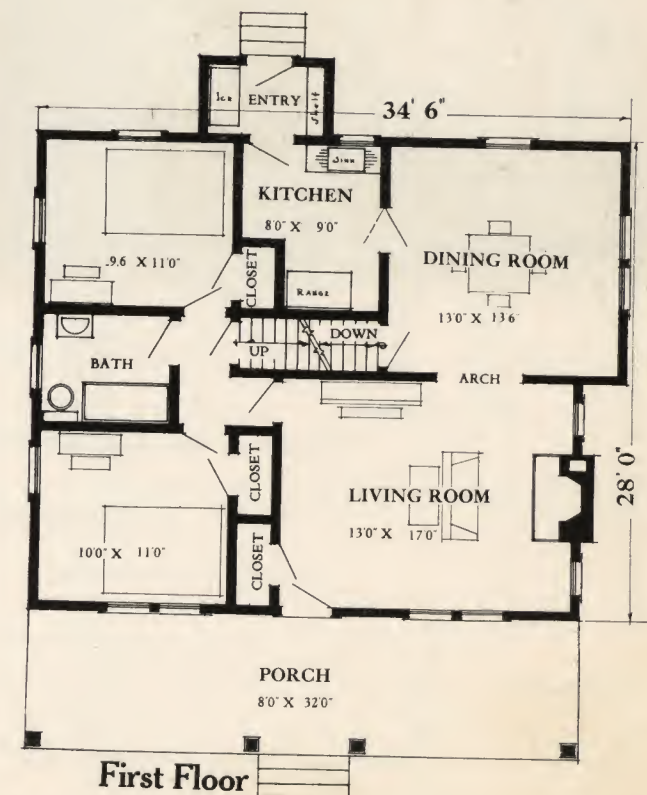
Floor Area 896 Square Feet

FIVE ROOMS, BATH, PORCH AND ATTIC

Overall Dimensions 34'-6" x 40'-0"

AN ATTRACTIVE bungalow which provides room for expansion. The attic may be divided into rooms which will have access to the bath room on the first floor. The rooms are spacious and ample closet room is provided. Many modifications may be suggested as the inclosing of one end of the porch for a sun room.

Owning your home is the soundest investment on earth. Everyone pays for a home during one's life time, whether one pays for one's own or the landlord's.





39'-0" x 44'-0"

THE BASSWOOD

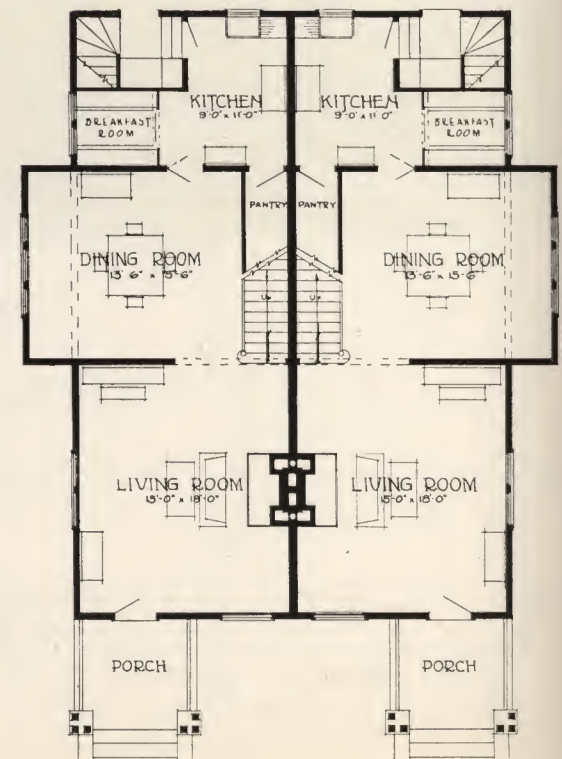
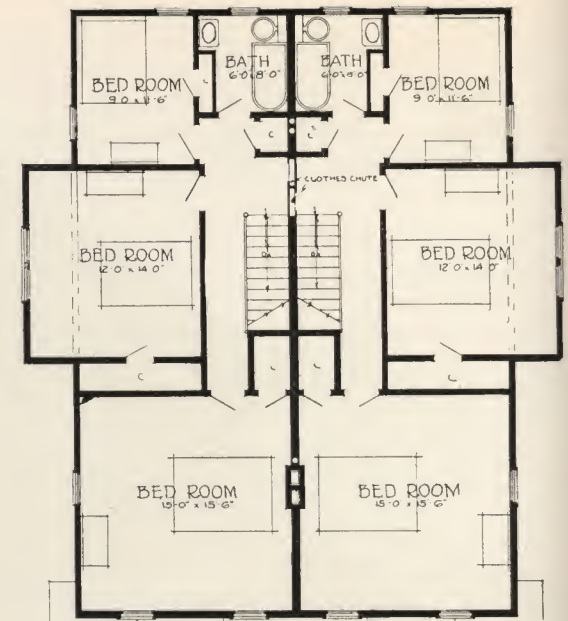
Floor Area 3150 Square Feet

EACH—SIX ROOMS, BATH AND BREAKFAST NOOK

Overall Dimensions 39'-0" x 52'-0"

THE TWO family residence should make a profitable residence if built in a good locality. The six room apartment has been accepted as the most suitable size for the average American family.

The hardwood, oak, birch, beech or maple floor is still the most popular floor for the home.





24'-0" x 30'-0"

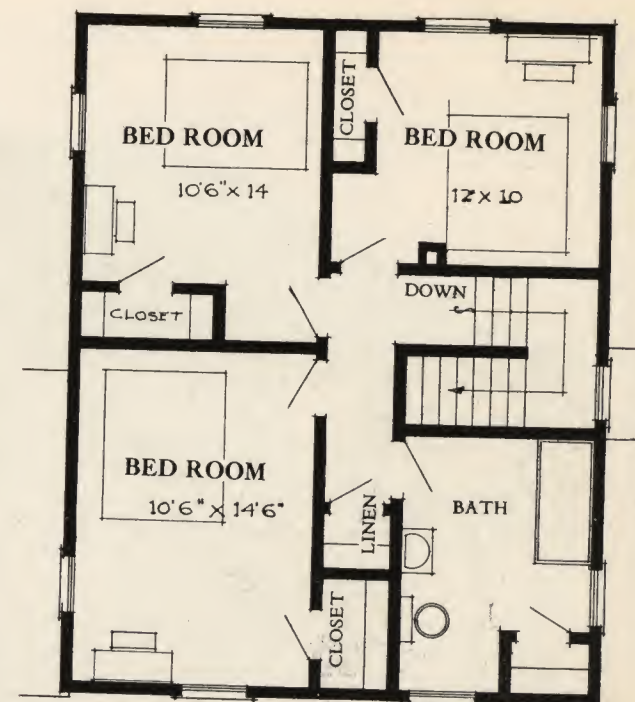
THE CHESTER

Floor Area 1440 Square Feet

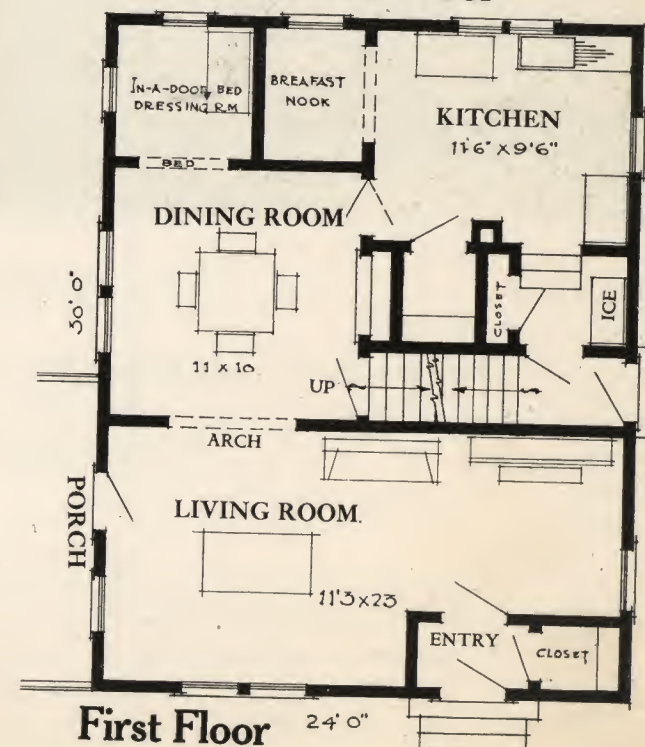
SIX ROOMS, BREAKFAST NOOK, IN-A-DOR BED,
PORCH AND BATH

Overall Dimensions 31'-0" x 30'-0"

FREQUENTLY the family requires an additional room for an out-of-town guest. This requirement is adequately taken care of by the ingenious arrangement of the dining room alcove which provides for an in-a-dor bed, swinging into a well ventilated room, which may be used as a dressing room and closet or sewing room.



Second Floor



First Floor 24' 0"



32'-0" x 23'-6"

THE WESTFIELD

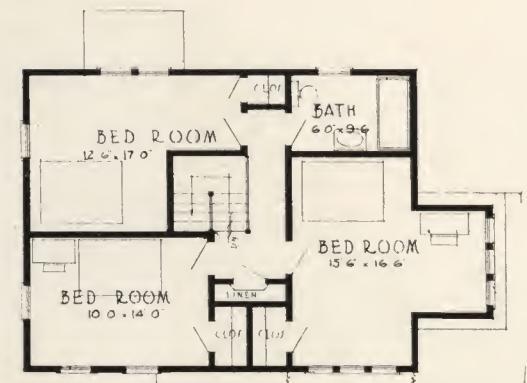
Floor Area 1650 Square Feet

SIX ROOMS, SUN PARLOR AND BATH

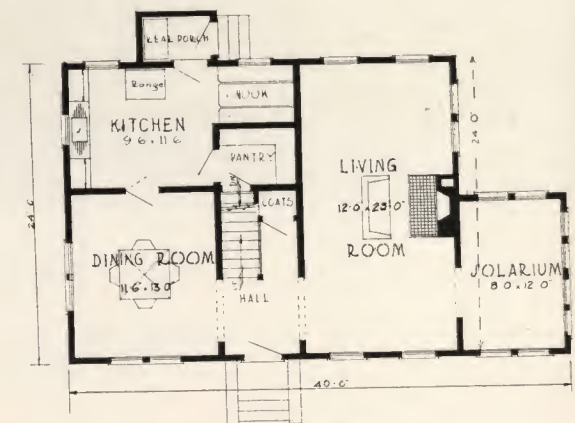
Overall Dimensions 40'-0" x 28'-0"

FOR A medium priced home a modification of the Colonial type of plan is an excellent foundation to build upon. The Westfield is an expression of modern tendencies exemplified in the large living room, the enclosed sun parlor with exposure on three sides and the breakfastroom nook. Such modern adjuncts are not fads but practical and permanent features.

So long as homes contain furniture, draperies and other combustible material there is exactly the same danger of loss in the interior of a building of one type of exterior wall as of another.



Second Floor



First Floor

Lumber and its affiliated forest and wood-working industries represent an investment of \$15,000,000,000.—the largest in the manufacturing industry field.



30'-0" x 26'-0"

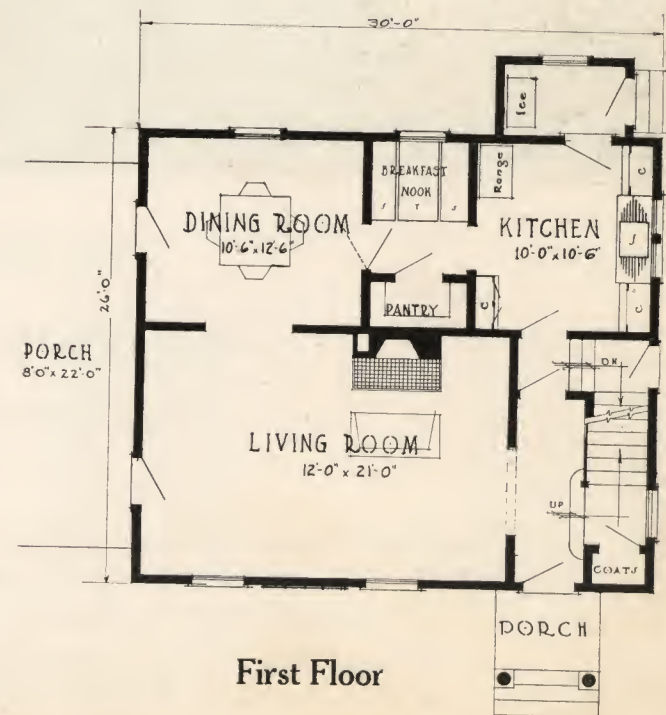
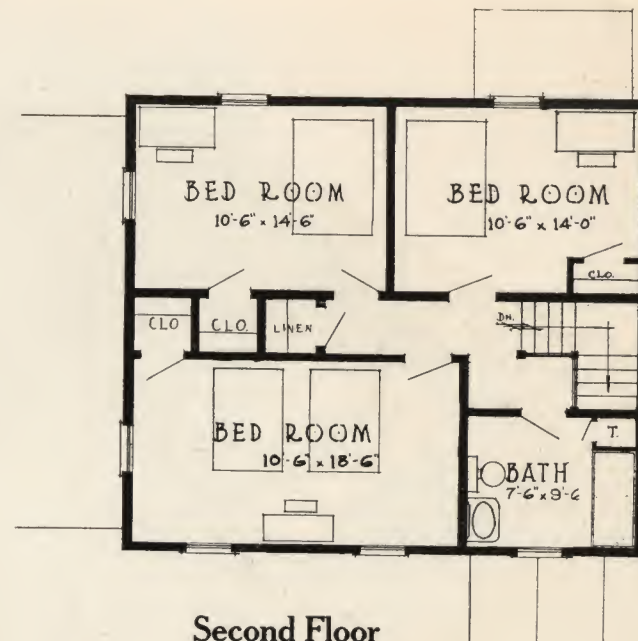
THE GOLDENROD

Floor Area 1560 Square Feet

SIX ROOMS, BATH, PORCH AND BREAKFAST NOOK

Overall Dimensions 38'-0" x 36'-0"

GOLDENROD is an excellent example of the square type of house; most economical to build and least expensive to maintain. The square plan is the easiest to modify to suit individual requirements and may be remodeled at minimum expense. The porch may be shifted from the side to rear if desired.





26'-0" x 27'-6"

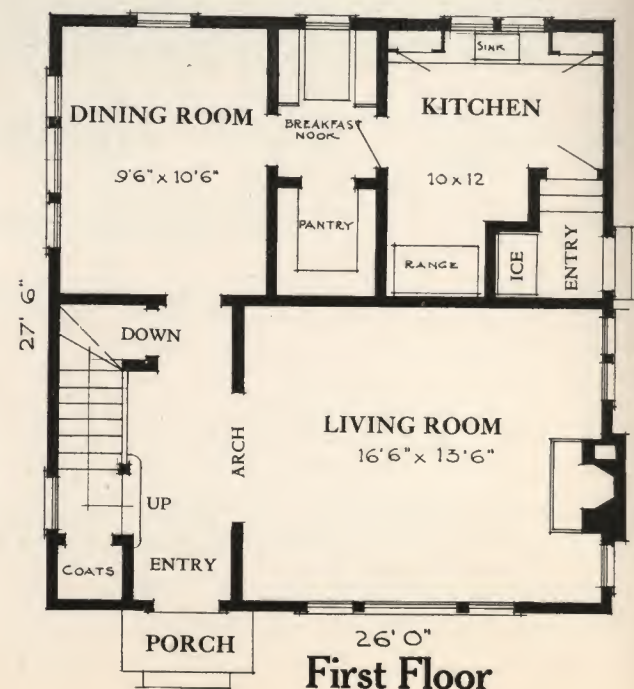
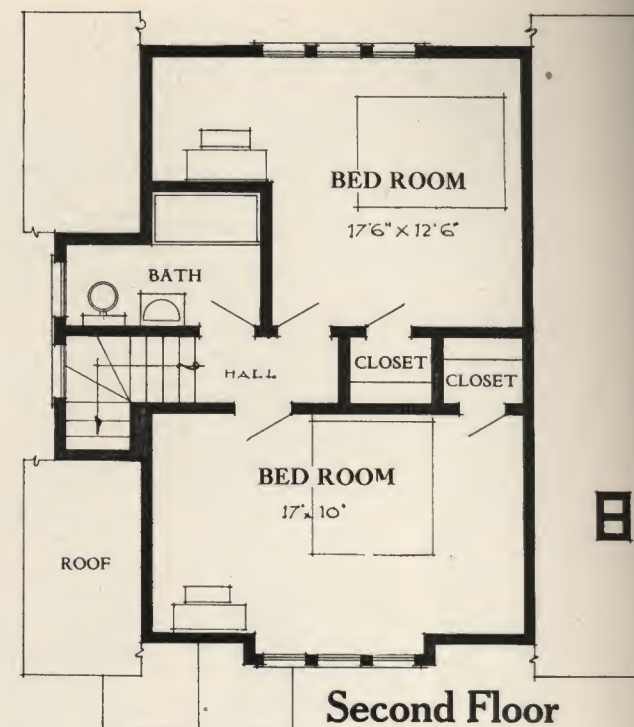
THE RELIANCE

Floor Area 1205 Square Feet

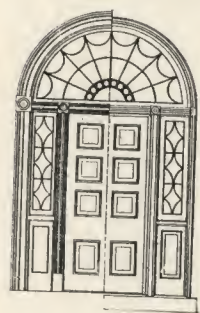
FIVE ROOMS, BREAKFAST ROOM AND BATH

Overall Dimensions 27'-0" x 30'-0"

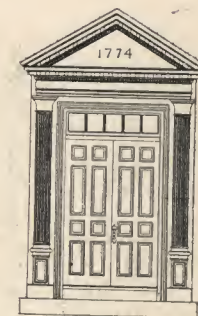
THIS compact and modern home is designed for a narrow lot. It possesses the latest devices in home planning for making housekeeping easy. Attention may be called to the breakfast nook, large pantry, entry with refrigerator space. Nothing that the experienced designer can devise has been omitted from this modest home.



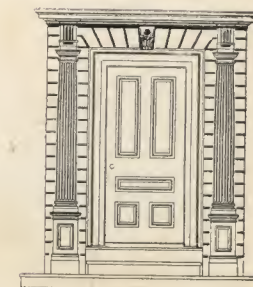
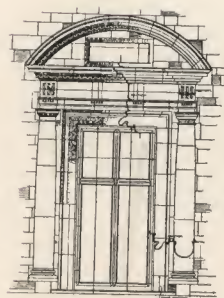
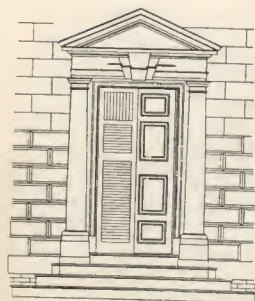
*Nothing Adds
As Much to
the Beauty of
a House As
Carefully
Studied
Detail*



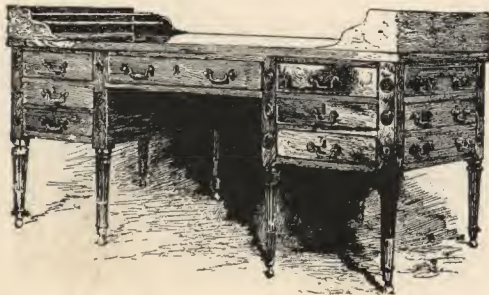
*These Specimens of
Colonial
Architecture
Are Taken
From Early
American
Homes*



A Pantry

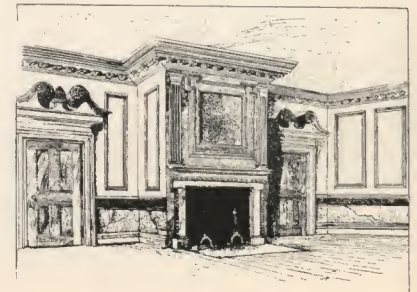


A Group of Colonial Doorways



BREAKFAST nooks are either separate rooms or small alcoves divided from the main kitchen space. The cut shows an example of the last named form. During the day the table may serve as a work table.

Specimens of early Colonial architecture and furniture taken from George Washington's home at Mount Vernon embellish this page.

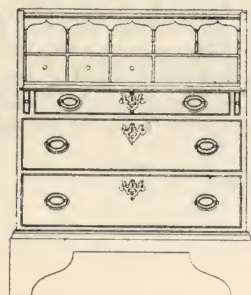
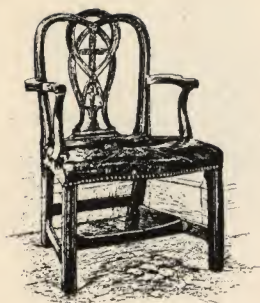




THE kitchen arrangement as presented on this page is a delight to the housekeeper. Study the arrangement carefully and not one item of importance will be found lacking. There is neither too little room nor too much.

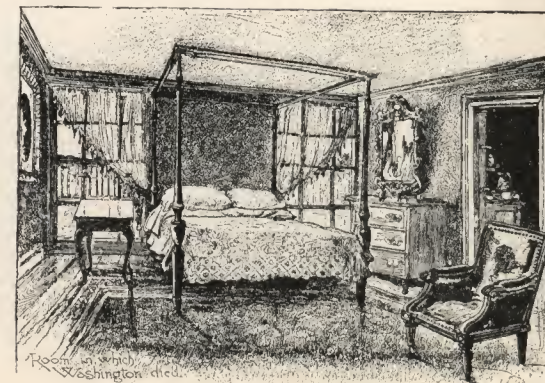
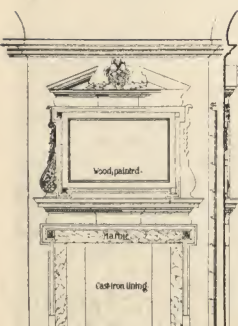
The small cuts illustrate typical examples of old Colonial designs.





BUILT-IN breakfast nooks have advantages. On the other hand an alcove in which is placed a breakfast room set serves the purpose. A combination cabinet and serving table is a convenience which the trained housekeeper will not be without.

Such specimens of furnishing as shown will add to the comfort and beauty of the home.





MODEL KITCHEN, CABINET AND PANTRY

NO PART of the modern house has received more careful study than the kitchen and its adjuncts. The large kitchen is making way for the kitchenette and the kitchen of modest size. The lack of space is not felt if the equipment is complete and well arranged as in the illustration shown on this page.

The ironing board which folds into a recess into the wall is one of the latest and best inventions.

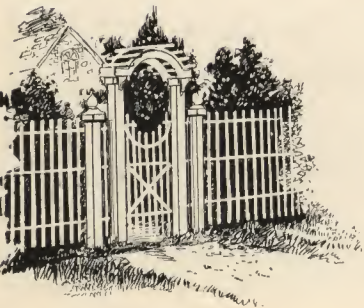


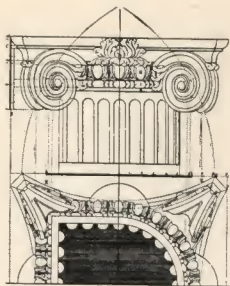


THE CHARM of the breakfast room viewed from the kitchen is presented in this view. The breakfast room is one of the latest additions to the modern home designed to save labor for the housewife and adds to the comfort of the family. On cold winter mornings it is easily heated from the kitchen.

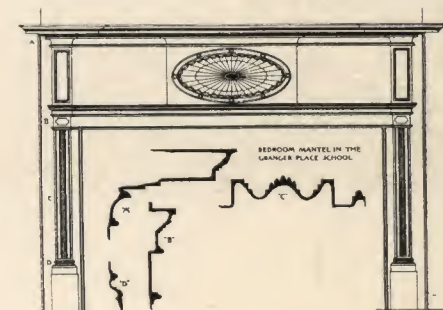
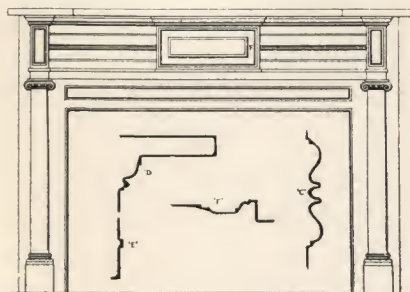


Lattice work and garden furniture adds much to the appearance of the home grounds. Retail dealers generally furnish the material for the handy man or the furniture may be obtained already made.

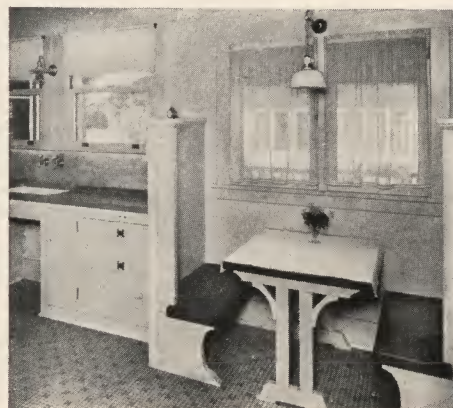




BREAKFAST NOOK



*The Breakfast Room
is a
Modern Addition
to the Home
Which Has Found Favor
With the
Careful Housewife*



BREAKFAST NOOK

*Specimens of
Colonial Mantel Pieces
Shown on This
Page Were Built of
Wood.
The Designs are
Authentic*

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